

# SMALL HOUSES

£500—£2,500

*Edited by*

**H. MYLES WRIGHT**

M.A., A.R.I.B.A.

**The  
Architectural  
Press**





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## PREFACE TO THE 1st EDITION

*I*N this book are collected together nearly eighty small houses recently built and designed by architects. Although the houses have been selected between the general limits of £500 and £2,500, the great majority cost less than £2,000, and the cheapest was built for £285. Each house is illustrated by exterior views and plans, and in a number of cases the interiors are shown as well. A few examples taken from recent housing schemes are also included. Notes appended to every house point out special features in the site and plan, and give particulars of construction, finishes and the building cost (exclusive of the site unless otherwise stated). In the Introduction the editor deals with some of the problems that affect the building of the small house today—the lessons taught by the recent building boom, the evils of ribbon development, and the question of “style”: he also points out why it is essential to employ an architect, and explains the work that the architect does. The Introduction is illustrated with drawings by G. Brian Herbert.

Acknowledgment is due to those architects who have granted permission for photographs and plans of their work to be included in this book.

May, 1937.

## EDITOR'S PREFACE TO THE 2nd EDITION

*W*ith the exception of some verbal corrections to the Introduction, chiefly required in order to distinguish the 1914–18 war from that recently ended, the contents of the 1st Edition of this book have been reprinted without alteration. Virtually no houses of the kind illustrated in it have been built in this country during the last six years, and although it would have been an advantage to include some of those which were completed between 1937 and 1939, the wartime scattering of collections of photographs and plans and the desire not to delay the issue of a 2nd Edition for a considerable time, have led the publishers to decide to reprint without revision.

This decision calls for a warning to readers that the cost stated for each house is based on the prices current at the time the house was built and should not be taken to represent the cost of a similar house during the next few years.

It seems clear from the recent demand for books about houses and the enquiries being made to architects that quite a large number of people would like to build a house to suit their own special needs as soon as they can. Readers who are among this number may therefore like to be reminded of the recent Government decision that, during the present great housing shortage, a licence to build a house will only be granted for a house which, if it is of two floors, is between 800 and 1000 sq. ft. in floor area or, if it is of one floor, is between 730 and 930 sq. ft. In addition, the maximum

## EDITOR'S PREFACE TO THE 2<sup>nd</sup> EDITION

*contract or selling price (including land, roads and services) must not exceed £1,200 in the provinces, or £1,300 in London.*

*These floor areas are roughly those of the smallest houses in this book.\* There does not, however, appear to be anything to prevent a person building a house which has been specially designed for enlargement at a later date, providing that the house as first built is reasonably complete in itself.*

*Finally all those who contemplate building their own houses should remember that all land in England and Wales is now under town and country planning control and they should therefore be specially careful not to buy a site for a house until they have satisfied themselves that planning consent to the building of a house on the site will be obtained.*

*May, 1946.*

*H.M.W.*

\* See pp. 49, 53, 72, 84, 85, 86, 87, 89, 92, 93, 99, 100, 101, 108.



## INTRODUCTION

THERE is no subject on which everyone holds stronger views than they do about houses. No assembly of concrete things affects people more sharply and permanently than the surroundings in which they live ; from nothing else can one judge so shrewdly what a person's character and views are likely to be, and the mildest of people have the most determined, and on occasions ferocious, ideas about the kind of house in which they would like to live.

These things make the writing of an introduction to a book on houses extremely difficult. At the same time they compel some discussion of the more fundamental questions which affect housing accommodation. For, where everyone differs profoundly on details, it is only on the broader aspects that agreement is possible, at least on what ought to be wanted, before the whole matter is obscured by what individuals have actually demanded and got.

The word " house " is, first of all, used here as a synonym for " dwelling " not so much because this book is about houses as because we are still by general desire, and overwhelmingly in fact, a nation of house dwellers. The flat, however luxurious, convenient or hotly defended against tactless visitors, is still regarded as a substitute for a house.

It may be that in a highly industrialised and densely grouped community this is a ridiculous attitude and must eventually be changed. But it is still the one most generally held. And an attempt to describe some of the problems of the smaller house today—why it is placed where it is, why it looks like it does, why it is made of such a variety of materials and in such oddly different shapes—must necessarily take account of the most widely held views.

### Post-1918 Housing Development

The many causes of the general preference for living in a house do not in detail concern this book. The past achievements of Britain in house building, the failure of urban living conditions to improve at a pace equalling industrial development, the past social predominance of those living in country houses, a desire for a house and garden " all one's own "—all these are part causes of our feeling that the best place to live is in a house and the best place to put a house is in the country ; and no one in England is likely to doubt the reality of the general ambition to own something like a country house.

Although the causes of this ambition are not of the first importance here, the results of it which have taken place during the present century, and particularly since the 1914-18 war, should be very carefully thought over by everyone who is today thinking of buying or building a house.

Before the 1914-18 war only a few fortunate persons among those who earned their livelihoods in towns could afford to live at any distance from their work. Since 1918 this opportunity has been immensely extended. Transport facilities have been

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*"Transport facilities have been speeded up."*

eventually, his or her own house. The results of these developments deserve to be called terrific. A huge number of families wanted something as near to a country house as they could afford, and suddenly a considerable proportion of them were given the opportunity of having such houses.

In the housing boom which then began, about 1923-24, and which was only beginning to fall off in 1936, the problem of the small house as it is today came into existence. A multitude of mistakes were made, in layout, planning, structure and appearance, which will last as long as the houses built. But from those mistakes, and the fewer valuable developments which accompanied them, the prospective house owner can learn so much that it is worth considering them in some detail.

### The Lessons of the Boom

When the housing boom first started it was obvious that the public had put up with a lot in their old houses which they did not intend to have in the new. They wanted more space, less housework, and cooking and other equipment far and away better than they had had before. And, rather naturally, they wanted more than the building and associated industries could supply at the price.

The small house problem, in those exciting times, began to take a definite threefold form. It became the problem of where to put the house ; the extent and arrangement of the accommodation it contained ; and the form and quality of its materials and equipment.

Sometimes in the alternate price-cutting and purse-stretching of the boom, fortunate people got exactly what they wanted. More often something had to be sacrificed in one or all categories.

The first problem which faced those supplying the demand was where to put the houses. Local planning regulations allowed something like twelve houses to be put on each acre of ground, while popular demand was not for terrace houses



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(which can be spaciouly arranged to this density), but for detached houses. The semi-detached house proved a tolerable compromise and began to achieve its present ubiquity. Then it was found that if these houses, each on its 30- to 40-foot strip, were strung out along an existing road, "services" (water, gas, electrical and sewage conduits) were much more accessible, and a much smaller charge for road making could usually be set against each house, than if a new road had been specially made at right-angles to that existing. In times of keen competition, when the "Two Hundred Pound House" was in headlines as often as the "Hundred Pound Car," the cheaper house was the one that sold ; and ribbon development came into its own.



*"... and ribbon development came into its own."*

It should be emphasised here that there is no reason why semi-detached houses should not be very good houses indeed, even on 30-foot strips. The danger and the harm of such houses is in their mechanically continuous development in ribbons, the greater distances imposed on residents walking to shops, railway stations or other social centres, the cutting down of trees and banishing of open spaces, and the consequent monotony of the whole neighbourhood's appearance.

The whole question of the best grouping of houses is extremely complex. All that need be said here is that ribbon development is inefficient and harmful from every aspect. And the lesson for the prospective householder today is that the wise choosing of a site for a house is of the very greatest importance. For a house sited amongst ribbon development, or on land which may be so developed, will probably command a bad price in twenty years' time.



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### The Search for the "Cheapest Possible"

This first result of the building boom may be in the long run the most important to the country at large, but it was another which made itself felt much more immediately to house buyers.

The majority of those who wanted houses in the early years of the boom either could not afford, or imagined they could not afford, the services of an architect. They did not want to wait for nine months or a year, could not be bothered with making the decisions involved, or preferred to buy something they could see and examine before making up their minds.

To cater for this desire a very large number of builders and other firms built houses on a speculative basis for sale. And less scrupulous speculators took advantage of the fact that *little of what is important in a house shows on the surface*.

As competition in selling ready-made houses became keener, a given sum apparently bought more and more space, brighter finishes, more labour-saving devices and much more lavish equipment. Every new house began to have a tiled bathroom, heated towel rails and linen cupboards, fancy fireplaces, a parquet floor and a carved staircase. While all this seeming loveliness was provided in reality by scamped workmanship and by materials which became poorer and poorer in lasting qualities. The building industry in consequence got a bad name which in general it did not deserve. The tragedy of the boom was that far too many of the uninstructed public would buy anything so long as it was the cheapest. In consequence a tiny minority of building firms, by exploiting this tendency, were able to force the rest to follow them or go out of business.

We are still suffering from this second result of the building boom, which is commonly known as "jerry-building." There was, however, a bright side even to the price-cutting competition which made jerry-building a household word.

Extreme competition in house building led to flimsiness and shoddy work. But it also stimulated, extended and transformed every material and organisation in the industry. Standards of accommodation and equipment, at least in theory, leaped upwards; and new methods which would have taken twenty years to come into general use before 1914 were rejected or in large scale use after a year's strenuous trial.

The 11-inch cavity wall ; the bituminous sheeted flat roof ; the glazed panels for use in bathrooms and kitchens ; the rubber and lead-sheathed flexible electric cable ; and particularly the use of plywood and similar products in large areas, are a few examples of thoroughly satisfactory products which were finally proved or first appeared during the housing boom and are now in almost universal use. And a very large contribution to better housing has been made by them.

On the whole, however, from the point of view of the ordinary man who hopes to own a house, this second influence of the boom was for the worse. Superficially he got more for his money. In practice, after five years of steady expense in

remedying faults in the house that he had bought, his bargain had in many cases become a bad one. Competition and an enormous demand had compelled the sacrifice of something. Lasting quality was chosen as the least obvious of sacrifices and the public was left to bear the consequences.

### How Houses are Made "Unique"

The last of the influences of the housing boom on the small house problem rivalled ribbon development in its evil consequences, but is one which the layman finds most difficult to understand. It is the effect of the boom upon the form, the internal and external expression, of the mass of houses.

The simplest possible discussion of this influence seems to the average member of the public to become so complex, practical questions seem to be so wrapt up in matters artistic, that he is tempted to think the whole business tiresomely unnecessary. The layman is, however, implored not to take up an attitude so easy. For the question of the form of a house is not today merely a matter of personal whims ; nine-tenths of it is a matter of hard cash, and so on the lowest basis deserves the watchful attention of the most practical man or woman. In any case no general improvement in our small houses can be expected until the public does understand the problems involved, and therefore the intelligent layman can reinforce his determination by considerations of national duty.

To understand this third influence of the boom it is necessary to ponder momentarily over two of its many causes. The first is what the mass of house buyers wanted and still want in their "perfect house" ; and the second is the conditions under which the houses they actually got were built.

The majority of people, as has been said, wanted something like a country house. They did not like a terrace house because it reminded them of the dreariness and congestion of towns. They did like a "country house"—because they liked the romantic idea of a country cottage or house ; because they wanted a garden for the children ; because they wanted more space.

The builders supplying the houses soon found themselves in a difficulty—the difficulty that hundreds of houses in long rows were apt to be monotonous in appearance, a



*"... The 'unique' and 'individual' house was then invented."*



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quality the public did not want. The "unique" and "individual" house was then invented.

The competition in prices usually compelled the plan and construction of all houses to be much the same. (To the layman thinking of the innumerable possible plan shapes for a house this may seem strange ; but it is nevertheless the case.) The builders in search of "original" house forms could not, at anything near the prices then ruling, supply "genuine" Georgian, Tudor, Jacobean or Elizabethan houses in the sense of faithfully reproducing the structural and decorative methods employed in those periods. They therefore decided to fulfil the reasonable desire for something a little different by superficial faking. And fake they did.



*"... and fake they did."*

Now if this huge parody of famous historical styles had not impaired the efficiency of the houses upon which it was inflicted, had cost practically nothing and had been recognised by all concerned just as fun, no harm would have been done. In the event it did a very great deal of harm. Anyone who is thinking of buying or building a house of their own should think carefully about its results.

First, how much did this faking affect cost? The half-timbering, the twisted chimneys and fancy porches (to begin with pure embellishments) were naturally done as cheaply as possible. But on a house costing the purchaser £900 such whimsies might easily cost the builder £35 ; and this £35 spent on, say, better electrical equipment would make all the difference to the owner between fifteen years' trouble-free service and a constant stream of minor defects, annoying repairs and small shocks.

So much for the finance of fancy embellishment. The struggle for more eye-catching individuality, moreover, soon went much further. The main form of houses could not be altered ; but the roofs, windows, stairs, doors and out-houses could easily be made more intriguing—and were so made.

Roofs were broken in multitudes of gables, verges and valleys (these joints between different wall and roof surfaces are always weak points and expensive to make watertight). Bay windows were thrown out in every direction and cute little windows and acutely dangerous twisting stairs appeared in thousands. The



layman who likes these things, as he is perfectly entitled to do, may exclaim here, "And why not?"

The answer as it bears on the layman's pocket lies in modern building materials and organisation. Skilled labour is very expensive, materials moderately cheap. Thus a contemporary building tends to be more efficient in use and cheaper in cost of erection when it is built of materials used in large areas and simple shapes. Similarly, a house costing £1,000 and simple in plan and shape can be built of better materials and have better quality domestic equipment than one costing the same money which has its roof-line and walls full of breaks, bulges and bay windows.

The prospective house owner is so provided with a standard for judging houses which is very reliable indeed when applied to those costing less than £3,000. *The simpler and plainer a house looks, the better value it is likely to be for its cost and the more lastingly comfortable and economical to live in.* And because of these qualities it is almost certainly the better architecture.

"The simpler the better"

seems a loose way of defining good architecture today; but it is generally true, and generally true however much the building costs. The cheap and highly skilled craftsmanship was the factor which in the past allowed the building of the "complicated" fine architecture of our cathedrals and country houses. Now we have different materials which must be used in large and simple areas, and architecture, which is an art based directly on materials, must change with them. In the past our architecture was complicated or ornate naturally; today complication is no longer spontaneous and is therefore usually badly done.

Once the layman has realised these principles behind house-building today and is armed with a test of the fundamentals which can be applied widely and



*"The simpler and plainer a house looks, the better value it is likely to be . . ."*

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reliably, he or she can move on to the large decisions that must be come to about every house.

He can spend £1,750 on getting the utmost material value from present building and equipment resources ; he can spend £1,500 to the best advantage in the same way and keep £250 for special features—first-class bathrooms, fine panelling, or a carefully designed garden. Or he can dedicate £400 to old facing bricks, tiles and so on, to get a “ lived-in ” external appearance.

But what he must realise is that he cannot get *all* these things for £1,750. He must not think that Elizabethan or Californian Spanish external forms are just two ways of building as cheap as any other. Technical resources today have made simple and sensible external form the “ norm ” which is the most efficient and economical (as well as the best architecture). To deviate from it in any way means, to a greater or lesser extent, that the Georgian doorway necessitates a poorer boiler and the thatched roof compels the laying of less durable floors.

### Preparing to Build

It is hoped that this outline of the influences of the housing boom on the small house has given the layman some idea of what must be borne in mind in assessing the “ real value ” of a house. If he takes the question of the house he would like to have at all seriously, he must constantly remember that concentration on one ingredient of his perfect house may be done, and to some extent must be done, at the expense of other ingredients.

The best course of action for the individual concerned depends entirely on how strongly he feels about houses. He may find a house already built which has approximately the rooms needed and buy it to save time and thought. On the other hand, he may feel that getting what he wants, having a house specially made to his own measure and ideas, is well worth the excitement and delay. It is as a guide to these last that this book is intended.

Having come to the great decision that the adventure of building is justified, there arises immediately the problem of how to get the best value from the money available without spoiling all pleasure by any of the mistakes which have been rather gloomily emphasised in the earlier part of this introduction.

The layman is assured that certainty of avoiding bad mistakes, as well as the certainty of having sound quality in his house, can only be obtained by consulting an architect at once—before even ideas on the accommodation wanted are settled or the place decided in which it would be nice to live.

To some people this advice may seem altogether too much of a plunge. They may imagine that architects are luxurious people to employ, all very well for a town hall or a millionaire's country seat, but far too big an extravagance for a man or woman wanting to spend £750 to £2,500. Or they may feel that an architect is



only useful when the site is bought and the rooms needed are all settled—that he then adds the architecture as a decorative and perhaps just a shade unnecessary extra.

These views are entirely erroneous. A fully-qualified architect assures all-round good value in a house in a way that cannot be obtained by other means ; but he must be consulted from the very beginning if the clients' ideas are to be reconciled with the economies now possible in building. Assurance, however, may not be enough for the practical man who wants to know exactly where he stands.

He may wonder where he will be if an architect prepares designs which he does not like ; he may have heard (correctly) that an architect's total fees on building work costing £1,000 will amount to about £80, and on a greater building outlay (for a single building) to 6 per cent., or £120 on a £2,000 house.

The practical business man may well say : “ I have no doubt that if I employ an architect I may get a better built and better-looking house, but will the savings and help that he will give me offset nearly £100 on the small amount I have to spend? Surely if I employed a builder direct and spent the £100 myself I would get better value for money.”

Or he may think to himself : “ Quite apart from the fact that an architect gets a commission on what he spends, not on what he saves, I have heard that they are expensive fellows who will be persuading me into little artistic extras that I can't really afford. Now if I employ a builder I can be really firm.”

These questions are so obviously sensible and important to a client of limited means and without knowledge of building technicalities that they deserve careful attention—particularly in a book showing nearly eighty houses designed by architects. And since no assurance is as convincing as a demonstration, it seems worth getting as near to a demonstration as this introduction can and summarising what an architect really does to earn his money and save his client's money in the building of a small house.

### What an Architect Does

Where an architect has been called in at the very beginning of the building venture, the first problem to be considered is the choice of a site. And a very difficult problem it is, for once decided it cannot possibly be changed whatever happens near it in the future ; the statements of estate agents being in this connection often far removed from the true facts.

Clients usually have ideas as to the locality in which they want to live, but thereafter begins the balancing of alternatives which will continue until the last piece of furniture is moved in : whether a more costly site and nearness to shops or railway station are preferable to a lower site cost and more open surroundings coupled with more remote services in the way of water, gas and electricity. There are also more direct questions : Is the neighbourhood going “ up ” or “ down ”? What are local rates? Is it “ ripe for development ” or in a backwater? Who owns adjoining property?

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*"Is it*



*—ripe for development?"*

It is by enquiring into these less thrilling aspects of a house that an architect begins to earn his money. All play a part in deciding whether a site will be a good or bad investment, and of them the service question is one of the most important.

All houses must have a cold-water supply, both for drinking and washing, and provision for drainage. It is convenient for all houses to have also a gas and electricity supply. If these "services" are already available, the client does not have to spend capital providing them. On the other hand, if they are there already, so are other houses, and a client who wants space and peace may think money for their provision well spent.

Whatever he wants, the client will find his architect ready to help him in these decisions, pointing out advantages and disadvantages, and making certain that the local water supply is not poison to strangers.

Finally, the best all-round bargain of a site is bought and the next stage of house building, far more stimulating to laymen, is ready to begin: the stage of deciding what one can have for one's money.

(Here, in parenthesis, it is best to answer one of the practical man's questions. What happens if he does not like his architect's designs? Not the slightest difficulty need arise in this matter if the client is plain spoken with the architect he consults from the start. The architect will readily agree a reasonable fee for advice in choosing a site, preparing sketch designs and a rough estimate of cost on the clear understanding that the client is under no obligation to go further if he is not thereafter favourably impressed with the price or design. Fees and expenses for preparing such "sketch designs" for a £2,000 house would probably be agreed at not more than £12.)

Nearly every client, as has been said, has special ideas on what he wants in his



house. Several small living rooms, a perfectly quiet study, three bathrooms—some such feature is the ambition of everyone, and at existing prices few can have them all. The advantage of the architect lies in the client being able to get the most he can while being certain that quality will not be sacrificed in ways he does not see. It may be irritating to be told that only one of two ambitions can be fulfilled for the money, but it is also worth something to be able to complain bitterly to an expert that one wants more rooms while being sure that he will not retaliate with damp walls or a leaking roof. And the client, having got a good architect, is free to exercise this right very fully ; and usually does.

### The Treacherous Question of Style

Then, after the site and accommodation of the house, the client and his architect come to a much more subtle problem over which feeling sometimes runs very high in this country.

It is the question, already considered in connection with the housing boom, of the house's external and internal form—what is usually called the style.

The appearance of a house is very important, but it should grow sensibly out of the accommodation and structural methods incorporated in the building. Occasional correspondence in the press about "modern" houses in the country conveys an impression that a style is chosen as if from half a dozen samples and then imposed unflinchingly on the building underlying it.

This is, or in all good architecture should be, quite untrue ; and those who are thinking of building today should bear in mind that style in its commonest sense is important only as the client thinks it is important.

If he feels deeply attracted by the lightness and simplicity of the most modern work, or the solidity and craftsmanship of traditional building forms, he should naturally go to an architect with whose work he feels specially in sympathy. But the man or woman who wants a house which is just soundly contemporary will find the majority of architects see eye to eye with them already ; and the insistence on any particular style is unnecessary and unwise.

The layman in a few cases, however, may not be satisfied with this answer. Surely, he may maintain, there is some absolute standard of values—surely there must be one building form which is more essentially right for our houses *today* than any of the others?

So probable a question is most dangerously tempting, but for reasons in which space has a certain part it cannot be answered here except by a slightly fuller explanation of what is meant by "modernism" and "traditionalism."

Today it may be said that the architects called modern are trying to use all available materials to achieve the well-lighted spaciousness and simplicity in surroundings, intimately related with the open air, which they feel are most suited

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to the lack of pomp, fussiness, and maidservants which is the life of most of us. On the other hand, the traditional architects feel that building and craftsmanship methods which have proved satisfactory during centuries should not be lightly abandoned, and that, modified to suit the more complicated equipment of the modern house, such established building forms are still the best for present needs.

At the moment, building in accordance with either "extreme" view is uneconomical in the sense that almost identical accommodation can be provided more cheaply, and with equal lasting qualities, by other means. In fact, the all-round cheapest methods of construction may be said to be now half-way between these "extremes," and to be moving slowly towards the "modern."

In the houses illustrated in this book there are examples of nearly every type. But the most rapid turning of the pages will show the difference between all of them and the eye-catchers of the speculative housing boom. There is no gimcrack half-timbering, quaint porches, and jumbled roofs; no sacrifice of convenience to salesmanship. In these houses even the layman can see that the first things have been put first: convenient arrangement of well-shaped rooms, lasting structural soundness and good quality equipment. Only after and from these practical qualities has the external expression been developed to make the completed house.

This certainty of convenience never being sacrificed to effect is the third economy that an architect brings. The two remaining are those in which an architect's fees may be expected to justify themselves to the most hard-headed of practical men.

### How an Architect Builds

If a client himself approaches two or more firms of builders for a competitive price for the house he wants, he faces the difficulty of deciding which is the best price. He can, of course, easily see which is the lowest price and which offers him the most accommodation; what he cannot know is the *quality* of what is being offered to him.

For the client who wants to make sure of a good bargain, and even for the builder who does not like tendering "blind," there is here no alternative to the architect. The procedure followed by the architect is specially designed to result in the lowest price for work exactly calculated and plainly understood by each competing builder.

The architect first prepares dimensioned and detailed drawings of the house, called working drawings; he then prepares a specification in which the *quality and type* of all materials and equipment are stated; finally (in most work over £1,500 or so), he or his quantity surveyor prepares a bill of quantities showing the *amount* of every item of material and labour used in completing the building. After this, all three descriptions (drawings, specification and bill of quantities) are sent to a number of reliable firms asking them to tender—that is, to submit an inclusive price for the work.



The economy of this system needs no strong emphasis. No builder is guessing at what is wanted, nor, if he is that kind, wondering what he can get away with in poor quality. What each builder has got to do is plainly before him ; and, therefore, if he wants the job, he puts in the lowest price consistent with a reasonable profit, knowing that to ask for an unreasonable profit is to risk losing the job. In addition, this system allows for no later dispute as to what is and is not an " extra " ; whether the builder should have carried out a particular item of work can be immediately decided from the contract documents.

The last economy that an architect ensures on a building contract comes from his supervision of work in progress.

Builders throughout the country (and this should be remembered at a time when hard things are being said about builders) are in general only too keen to do a good job whenever it is possible. But here and there a foreman is not proof against all human failings. If the use of a certain material is specified for a house and the builder has a large stock of a similar but not *quite* so good a product left over from another building, the temptation to use the not quite so good is very real. Similarly the builder's workmen may have been accustomed to making the joints between roof surfaces in a simpler (and perhaps not quite so thorough) way as that demanded by the contract.

These things may seem trivial to a client who is trying to keep expense to a minimum. Here he can only be implored to alter such an impression. Getting rid of damp which has been caused through careless workmanship, is one of the most maddening ways in which it is possible to spend a large sum of money.

The regular and unannounced visits of inspection by the architect while the house is building make certain that human failings do not destroy the standard set by the contract.

These are the principal advantages that the employment of an architect brings to the man or woman building a house. To reckon their value in cash, it is not enough to think only of the money spent up to the moment of moving into the shiningly new building. The daily press during the last few years has been full of the complaints of those who imagined that expense ceased the first time they shut their own front door. The real test of a house is what it costs to keep it enjoyable to live in.

It is after the first year that the economy of a well-built house begins to appear. And it is only when a man reckons what it has cost him to build and to maintain his house for ten years that he has a total which can justly be compared with similar expenditure on other houses.

### The Houses Illustrated

Those who have read the previous notes on small house building in the last fifteen years, and on possible hazards and ways of avoiding them, may possibly have

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felt a little disturbed. They have probably heard of such things as jerry building and ribbon development before, but problems to which attention must be paid in building a house may seem even bigger than they had thought.

These notes, however, have been included for the special notice of those who think that architects are unpractical people ; whereas, in fact, the architect today is practical before all else. They are intended to emphasise the ways in which he is practical and to explain the ways in which he plans and controls building work on behalf of his clients. In them it is hoped that those who are wondering whether they can afford the adventure of building to their own measure can find a basis for their ideas, before turning to what really matters in this book—the houses costing between £500 and £2,500 which are illustrated in it.

The information which can help them most effectively in making up their minds is given for every house. The plans show the amount of accommodation, as well as the way in which the special requirements of other sites and clients have been expressed, such as the compactness of the house on page 101, which cost under £800, and the nursery with its own door to the garden in the house on page 32. From the plans also can be seen how the important questions of labour saving and comfort for the domestic staff have been answered for different clients.

The descriptive notes accompanying each house take the story of the plans a stage further. They contain the client's principal demands and limitations and advantages of the site, the type of construction used and, most important for the prospective house owner, the quality of decorative finish and domestic equipment which it has been possible to include for the price of each house. Some of the terms used for modern materials may be unfamiliar to laymen, but they are stated with technical exactitude for very sufficient reasons. Modern materials are legion, and some are good and some not so good ; and the technical names are included to show the exact standard of material that has been used.

Lastly, the photographs show the external and in many cases the internal design of the houses. It has been attempted to include an example of each of the principal directions in which architects are trying at present to find the perfect smaller house ; and to make sure that each house is good of its kind.

From this introduction and the illustrations and descriptions of the houses illustrated, the layman will, it is hoped, be able to learn what an architect does and how he works, how it is possible to get a lastingly satisfactory house built to one's own requirements and, of special importance, that such a house costs no more than one obtained in any other way.

*May 1937*

H. M. W.



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**SITE**—House stands on open site on estate of 17 acres of which the development is to be under architect's control and which is of very open nature with houses set well back from road and surrounded by trees. The central area will remain unbuilt on. Present house, being first building on estate, was designed to allow certain flexibility in appearance of future houses without any pronounced disharmony.

**PLAN**—Orientation of house allows east, south and west sunlight in sitting-room and main bedroom. Garage was placed at side to prevent its doors dominating either of main elevations, and so that, later, it may be converted into study opening off dining-room.

**CONSTRUCTION**—External walls: 9 in. Fletton brickwork, rendered and distempered externally. Roof is covered with hand-made sand-faced tiles.

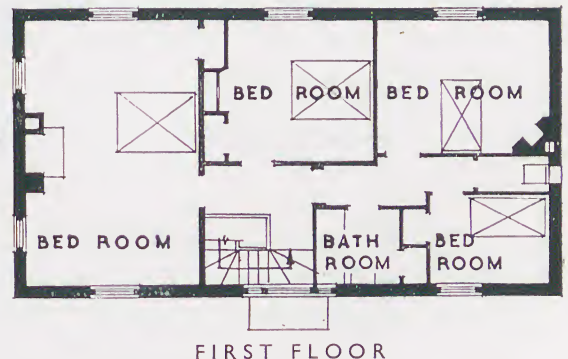
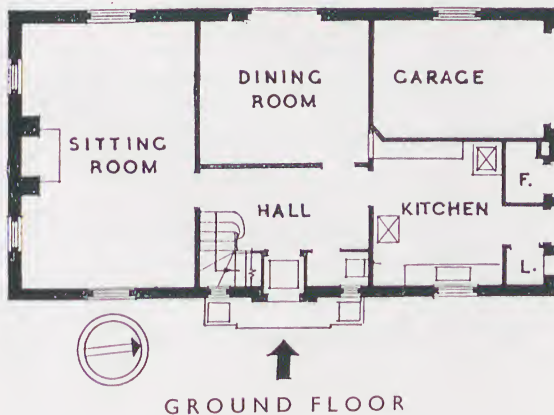
**FINISHES**—Floors of hall and dining-room are of oak blocks. Sitting-room has oak strip floor, and kitchen deal blocks. Whole of first floor in deal T. and G. boarding. Fireplaces in sitting-room and main bedroom have open fires, recesses, surrounds and hearths being of firebrick (selected for colour), wax-polished.

**SERVICES**—Independent boiler provides hot water and also serves radiator in hall. Rooms without fireplaces are provided with electric fires in marble panels.

**COST**—£1,000, including drainage and services. 1s. 5d. per cu. ft.



*Above : the garden front ; below : the entrance front.*





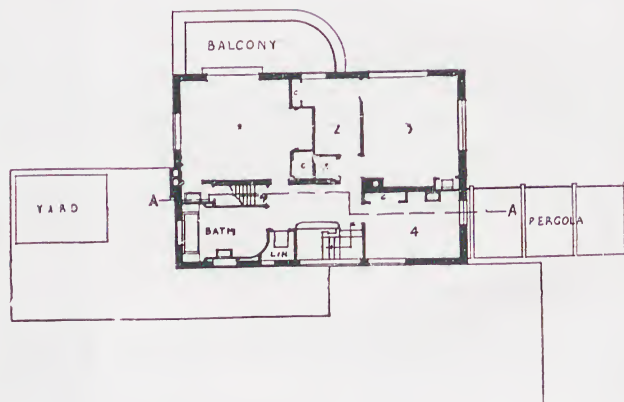


*The entrance front from the south-east.*

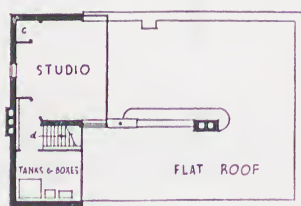
**PLAN**—Dining-room and living-room (convertible into one) on south side of house with big windows opening on to terrace and garden. Study on north side has access through west window to pergola and garden. Bedroom above opens on to pergola roof. Large kitchen planned with spaces for larder, sink and store cupboards, instead of dividing these into separate divisions. Flat roof over service quarters extended westwards over front door to provide shelter. One large bathroom and adjacent linen cupboard on first floor. Built-in cupboards in bedrooms. Studio on second floor leads on to flat roof for use as garden or open-air workshop.

**CONSTRUCTION**—Brick walls, rendered on outside with waterproof cement. Roof laid with large insulating tiles. Concrete floors.

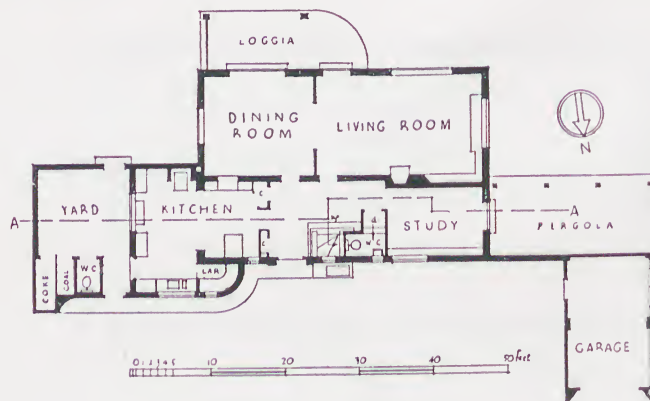
**COST**—Approx. £2,000. Approx. 1s. 4½d. per cu. ft.



GROUND AND FIRST FLOORS



SECOND FLOOR



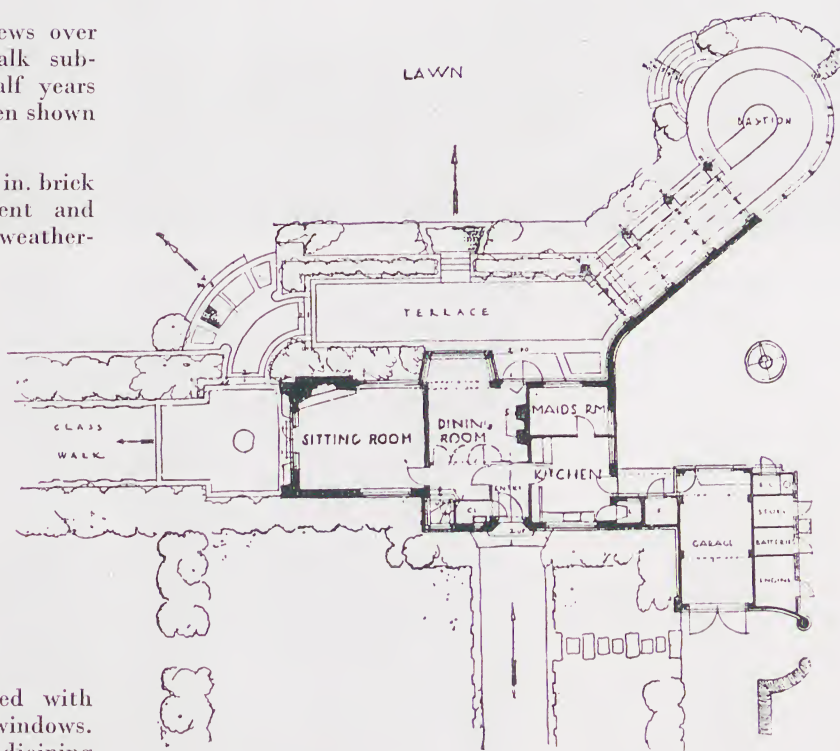
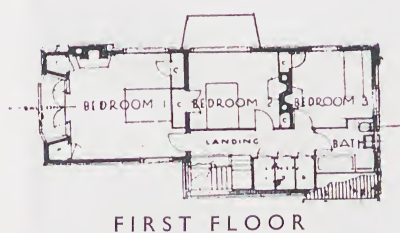




*A general view from the north.*

**SITE**—Six acres of land with fine views over chalk downs and beech groves. Chalk sub-soil. House completed two and a half years ago on bare field. Present state of garden shown in illustration.

**CONSTRUCTION**—Lower storey: 9 in. brick walls rendered with waterproof cement and finished in Stic B. Upper storey: deal weather-

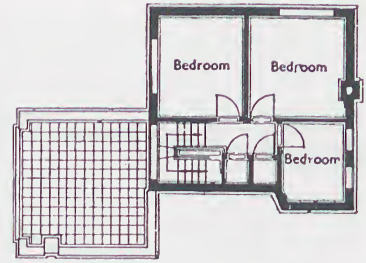


boarding painted white. Roof covered with green glazed pantiles. Standard metal windows. Noticeable feature is covered balcony, adjoining best bedroom.

**COST**—Approx. £1,750. Approx. 1s. 3½d. per cu. ft.



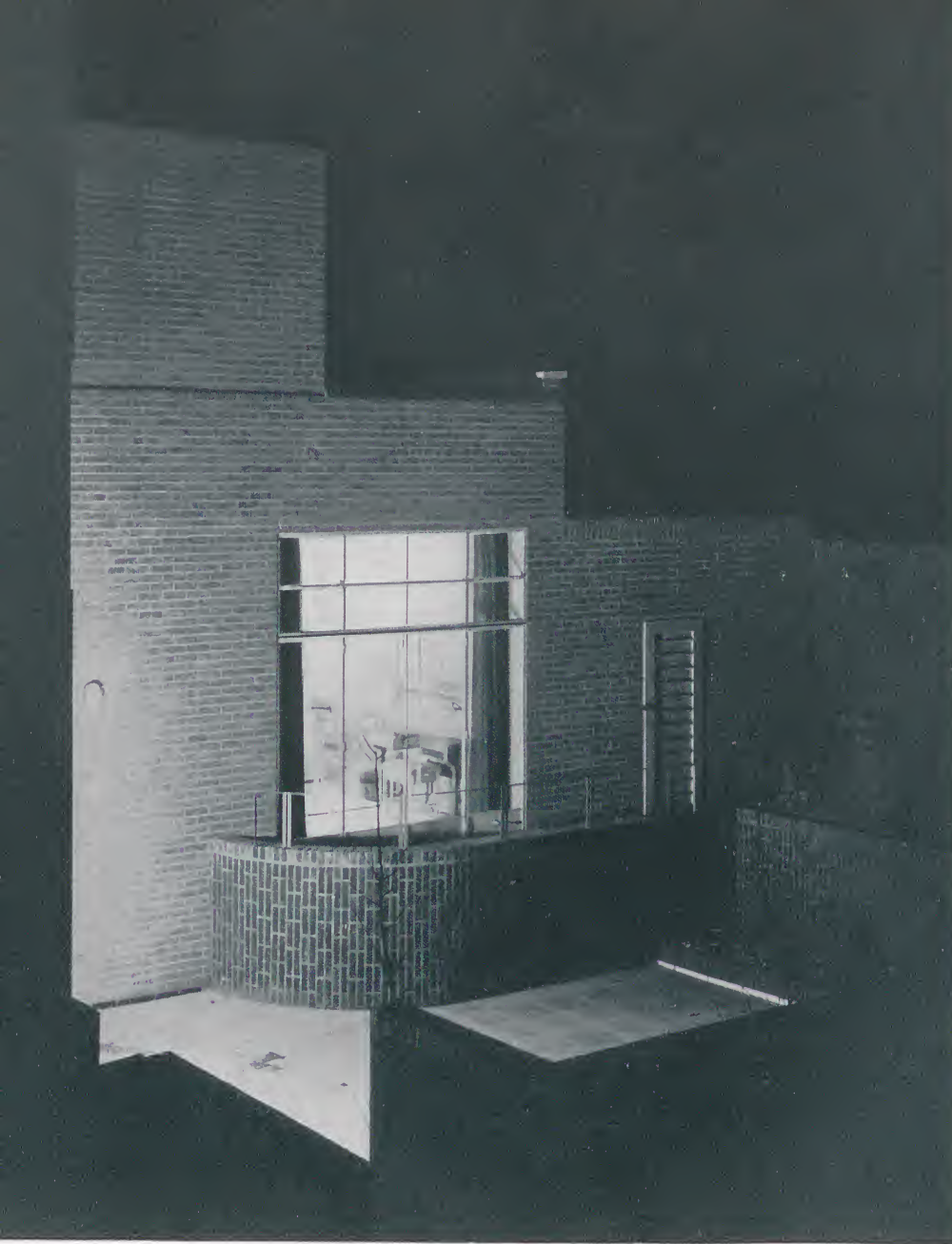
# ESHER PLACE



SECOND FLOOR

**SITE**—House stands on about half an acre on one of higher portions of Esher Place Estate. Ground is well wooded, and one of chief problems was to place house so as to allow many fine trees to be retained. Ground also rises steeply to north. House finally placed near middle of site. Although this has effect of cutting garden into two, it would however, have been undesirable to place house at foot of slope. 70 ft. frontage.

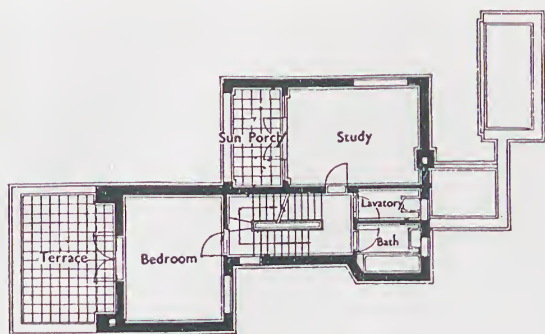
**PLAN**—Client attached special importance to eastern aspect for number of rooms. On narrow site this was not easy to do without rooms being overlooked. L-shaped plan was solution, combined with recessed first floor, where principal bedroom has pair of French casements opening on to flat roof. Separate dining-room and drawing-room. Garden court to provide open-air annexe in front of dining-room.



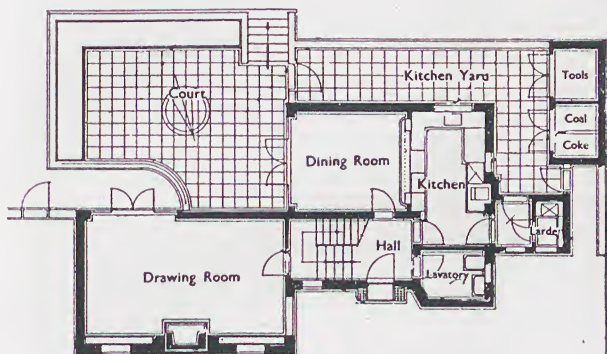
*Above: the sunk court outside the dining-room, looking towards the drawing-room window and balcony. The brick base to the balcony and the screen walls of the court are of special black hand-made facings. Right: the garden front.*







FIRST FLOOR



GROUND FLOOR

**CONSTRUCTION**—Brick construction generally. Steel frame doors and steel skirtings in rooms. Composition floors. Specially designed windows 2 ft. 6 in. in height, with top-hung night ventilators about 6 in. deep. Copper extensively used (for pipes, window sills, roof flashings and wall coping).

**SERVICES**—Domestic hot water by coke boiler, a thermostatically controlled electric immersion heater being fitted into cylinder. House well wired to allow fullest use of electrical appliances. Built-in synchronised electric clocks in principal



rooms. All cupboards lighted with automatic switches. Red signal lights operated by bolt outside bathroom and lavatory doors.

**COST**—£2,250.

*Above : the wooden staircase with wire mesh balustrade. Left : The drawing-room. The fireplace is of Ancaster stone, and the floor is buff-coloured composition with ebonite lines inserted.*





*The south-west elevation.*

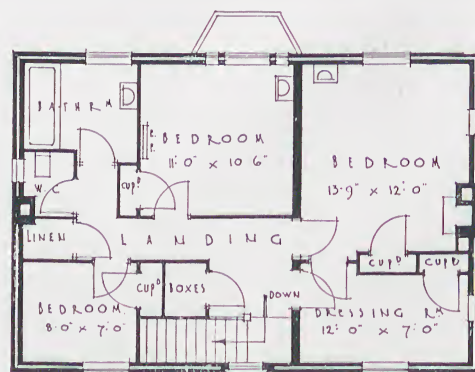
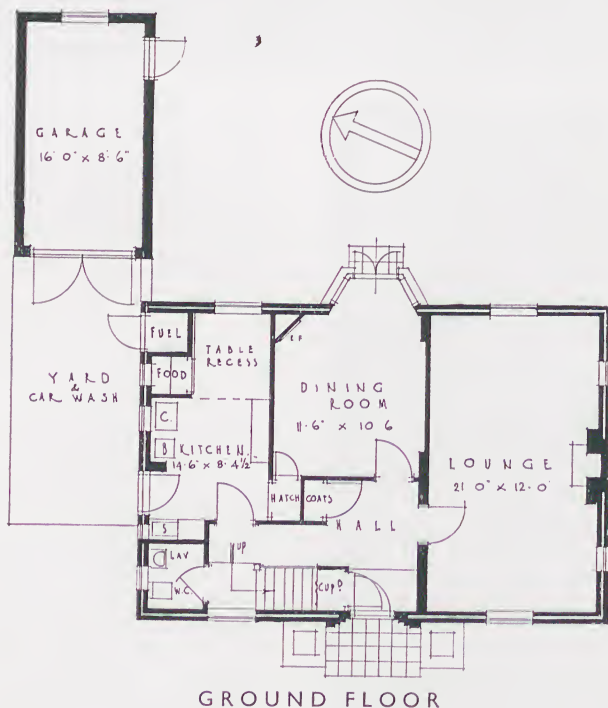
**SITE**—50 ft. wide. House faces S.W.

**CONSTRUCTION**—Walls: 11 in. cavity, multi-brown facings, pointed in cream. Roof: glazed pantiles on battens and felting. Internal walls: brick and partition blocks. Floors: timber, all rooms narrow batten B.C.P. secret nailed. Cement moulded stepped cornice under eaves. Metal casements.

**FINISHES**—Walls and ceilings finished in rough matt surface plaster, and distempered pale biege; ceilings finished "ivory" paint. Staircase panelled in three-ply and painted. Flush doors, C.P. furniture. Cork tile floors to bathroom and w.c.; quarry tile floors kitchen and cloakroom. Built-in cupboard serving hatch to dining-room.

**SERVICES**—Domestic hot-water system and boiler. Electric cooking and refrigeration. Coal and electric fires. Each bedroom has built-in cupboard and lavatory basin.

**COST**—£1,075, including garage, oak gates and fencing. Approx. 1s. 2d. per cu. ft.







*The entrance and south elevations.*

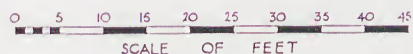
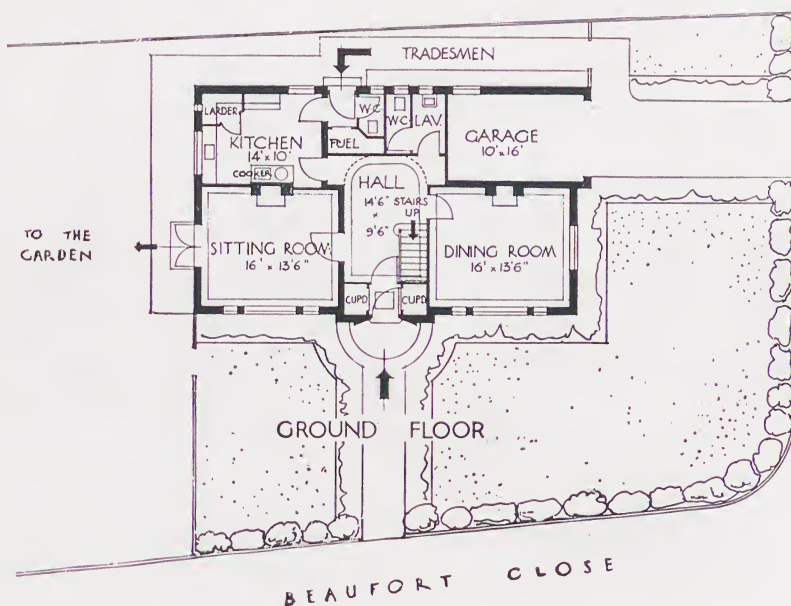
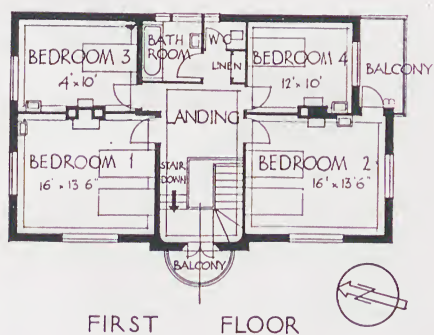
**SITE**—On a corner with main access to house off Beaufort Close.

**PLAN**—Accommodation on ground floor consists of sitting-room and dining-room separated by large entrance hall, kitchen and offices, two w.c.'s, lavatory and built-in garage. Large cupboards in hall on opposite sides of front door. On first floor are four bedrooms, bathroom and w.c. Bedroom No. 2 has access to balcony over

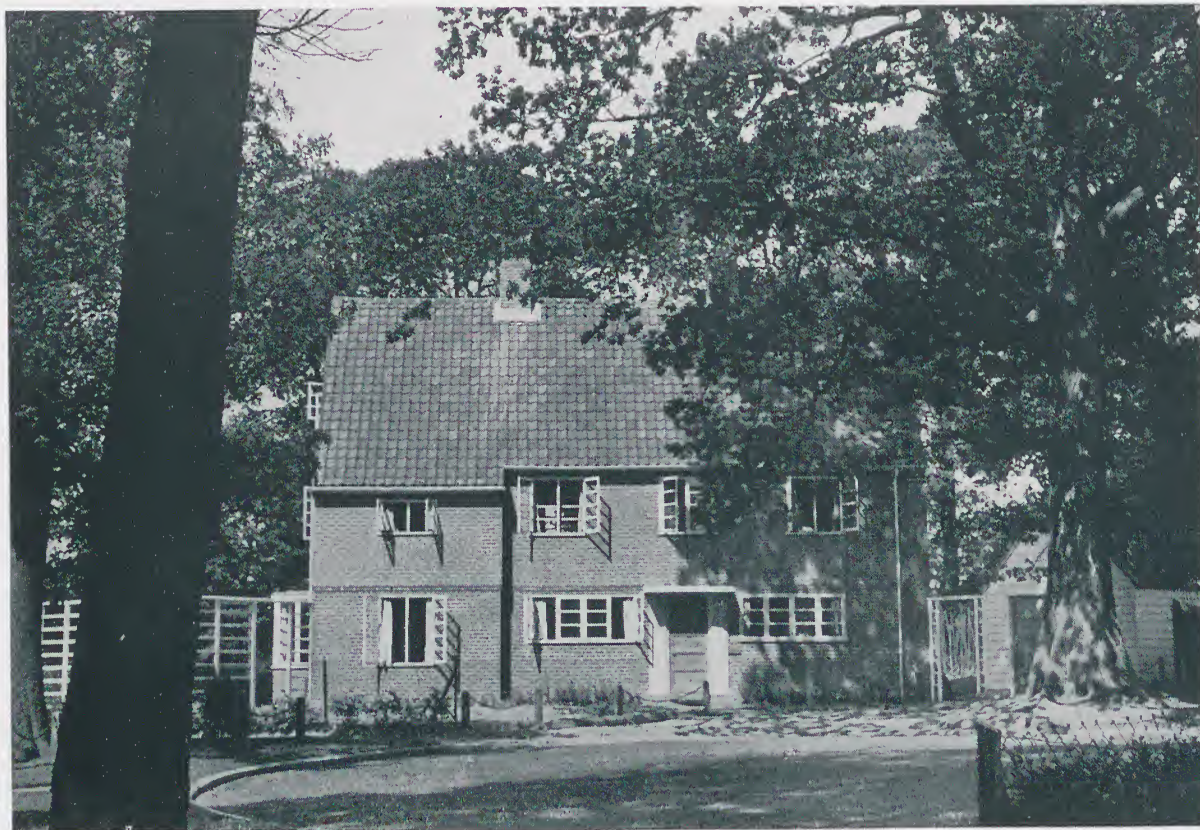
garage. Another balcony leads from first floor landing and forms hood over front door.

**CONSTRUCTION**—11 in. cavity brick walls. Tiled roofs. Brick and terra-cotta slab internal walls. Wood floors. Grey-brown multi-coloured facing bricks. Standard metal casements. Concrete lintels behind cement bands round house. Parquet floors to hall and living-rooms.

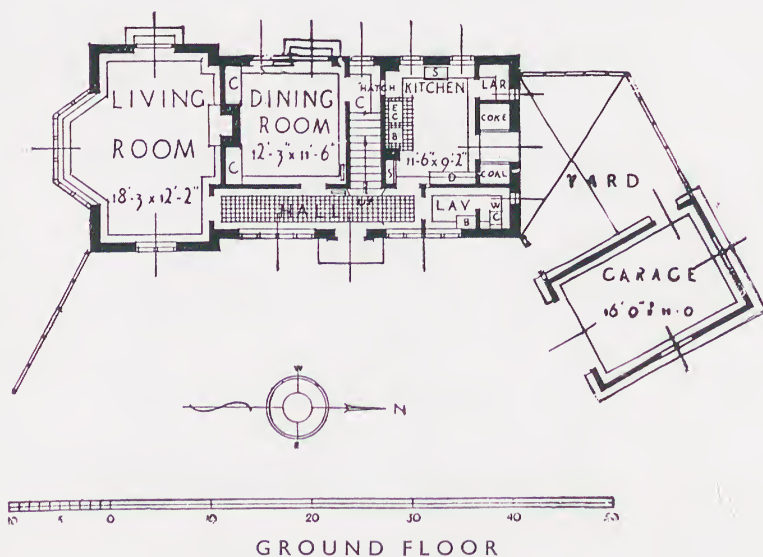
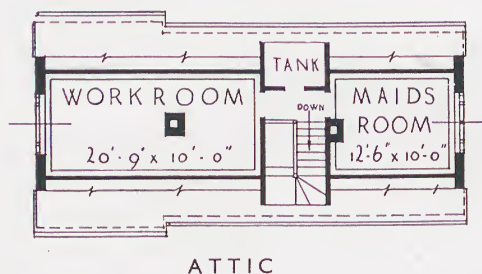
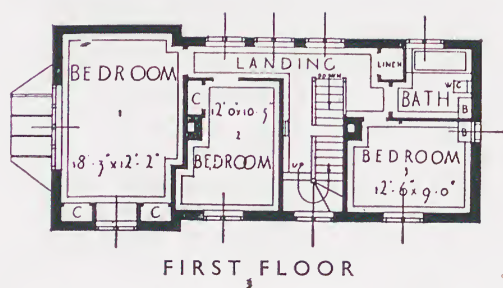
**COST**—£1,794.







*The house from the road.*



**PLAN**—House compactly planned to contain living-room, dining-room, kitchen, hall and lavatory on ground floor, and three bedrooms and bath-room on first floor. Use is made of high-pitched roof space by providing workroom and maid's bedroom.

**CONSTRUCTION**—Brick construction. External walls faced with brown Hertfordshire bricks. Roof covered with pantiles. Wood casement windows with horizontal bars. Oak front door with surround of white cement and a reinforced concrete hood.

**FINISHES**—Simple internal finishes, with flush "Venesta" doors finished in walnut on the ground floor. Book-cases in living-room and built-in side-board fittings in dining-room also of walnut. Staircase has solid balustrade covered with plywood.

**COST**—Just under £1,350, including garage and all fittings.





*The garden elevation.*

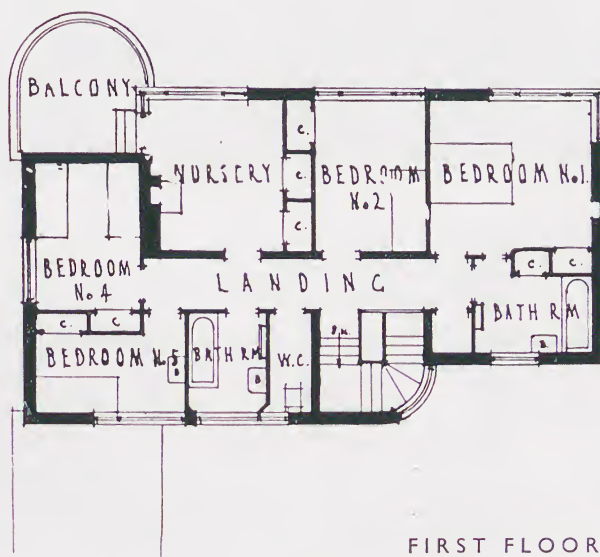
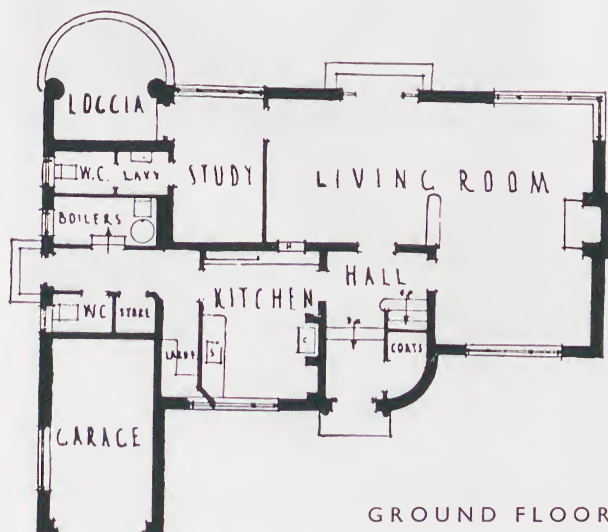
**SITE AND PLAN**—In a wood. Planned according to accommodation required by client, who preferred flat roof. Aspects controlled planning.

**CONSTRUCTION**—Brick construction; hollow walls, cement-rendered externally. Flat roofs: insulating board and three-ply asphalt with tarmac finish. Internal partitions: molar blocks. Windows: steel casements in wood frames, frames and casements painted light green. Black plinth gives firmness to base.

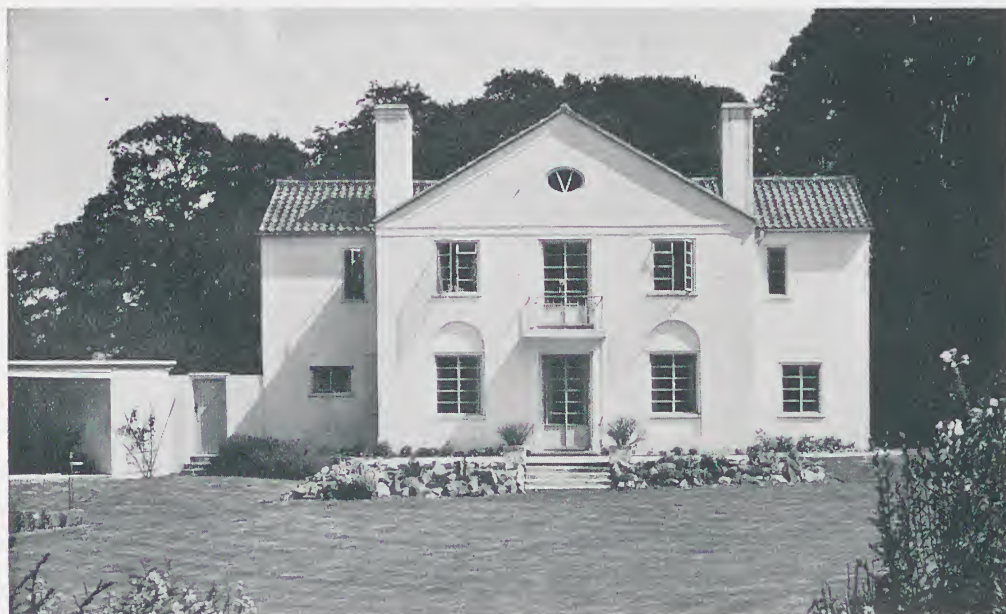
**FINISHES**—Simple internal finishes—distempered plaster; grey-green paint to woodwork. Oak floors on ground floor and oak-boarded staircase. Tiled bathrooms, one in black and red. Flush doors set in steel linings.

**SERVICES**—Hot-water radiators throughout; heating and hot-water boiler in small chamber near kitchen.

**COST**—Contract price, £1,778.







Above : the garden front facing south-south-west. Below : the front entrance, and (right) a view of the living-room with dining-end beyond.



**SITE**—Main line of house was set at angle to road to get south - south - west garden aspect and to avoid cutting down some fine existing trees.

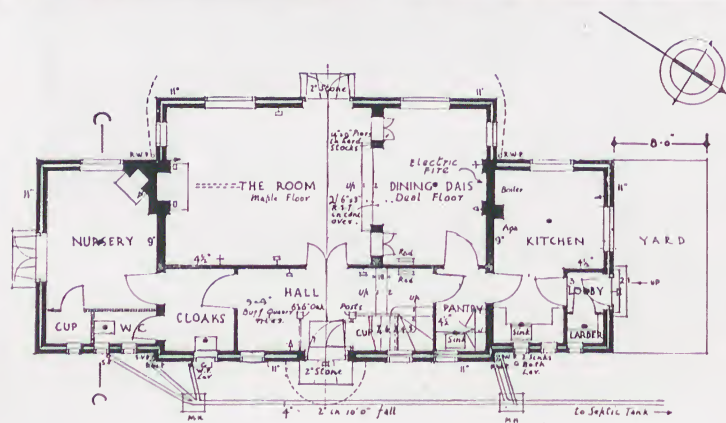
**PLAN** — Accommodation requirements : one living-room with dining-end to be shut off by curtains, and also nursery with direct access to garden, having cloakroom adjoining.

**CONSTRUCTION**—Cavity brick walls—rendered and finished pale Italian pink. On roof stone-coloured pantiles were used. Internal walls are of brick. Casements are metal, as also is balcony balustrade.

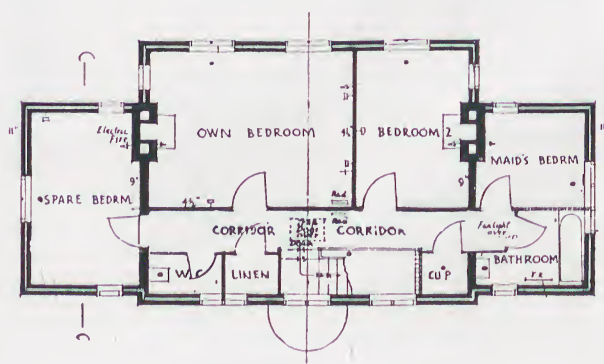
**FINISHES**—Internally walls and ceilings are plastered and finished in "Marb - L - Cote," except for bathroom, which is in "Marmorene" glass. Living-room floor is of maple. Bedrooms have deal floors and are close carpeted. Kitchen offices are finished with buff quarry tiles. Fitted sideboard and radio cabinet in living-room.

**SERVICES**—Central heating with an "Ideal" boiler and radiators, and an "Aga" cooker and "Easiwork" cabinet.

**COST**—£1,530. 1s. 1½d. per cu. ft.

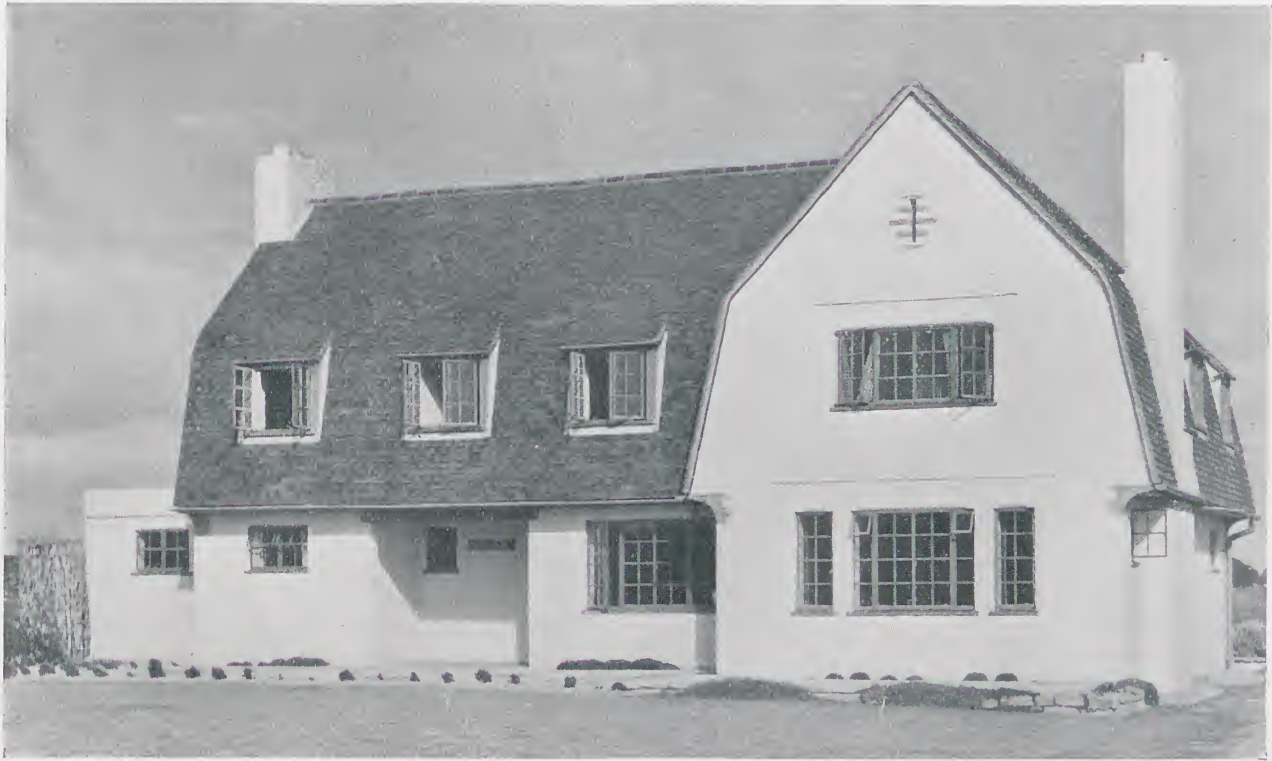


GROUND FLOOR

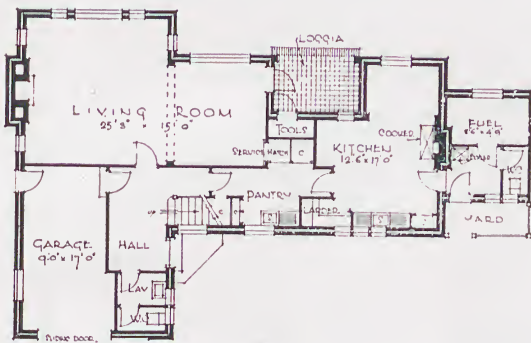


FIRST FLOOR



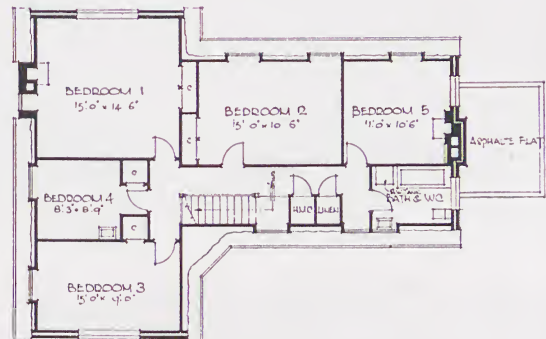


*Above : the south-west elevation ; below : the fireplace end of living-room.*



SCALE OF FEET 0 5 10 15 20 25 30

GROUND FLOOR



FIRST FLOOR

**SITE AND PLAN**—House faces sea on south side. Special accommodation requirements: living-room with dining recess; garage incorporated in building and entered from house; recess off kitchen for maids; small study (or bedroom) on first floor facing south and west.

**CONSTRUCTION**—Walls: 11 in. hollow brickwork, cream washed. Roof: red-brown hand-made sand-faced tiles. Crittall standard metal windows. Front and garage doors of oak.

**FINISHES**—Interior walls: rough plaster, grit finish, left natural cream colour. Ground floor floors, pine blocks. Built-in stove in living-room; tile surround with hot air vents specially designed. Bathroom tiled to 5 ft.

**SERVICES**—Hot water from "Kooksjoie" range. Central heating from separate boiler.

**COST**—£1,345. 1s. 2d. per cu. ft.







**SITE AND PLAN**—Site, 30 ft. wide, sunless and overlooked. Flat roof for privacy and sunshine. Access to open air from every floor. Four-way hatch between kitchen and dining-room for running house without living-in servants.

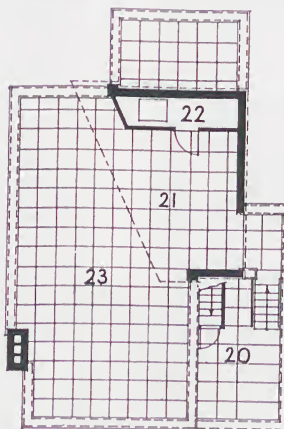
**CONSTRUCTION**—External walls: London stocks. Internal walls: Flettons. Partitions: breeze. Basement is waterproofed with three layers of asphalt. Floors and roofs: wood; terrace roofs finished with bitumen-concrete. Windows: steel. Sills, head and copings: reinforced concrete, projecting  $1\frac{1}{4}$  in. in front of brickwork and grooved. Concrete finished in apricot flat paint, metalwork off-white.

**FINISHES**—Staircase: natural oak, waxed. Hall: panelled in oak plywood. External doors: double rebated against draught and hung on special hinges; internal doors: standard flush type. Ceilings are whitewashed, and walls papered in yellow and grey. Floors: Columbian pine, close carpeted or finished in linoleum. All woodwork, other than oak, is white enamelled, and radiators are black enamelled. In living-room, window sills and fireplace finished in light grey tiles.

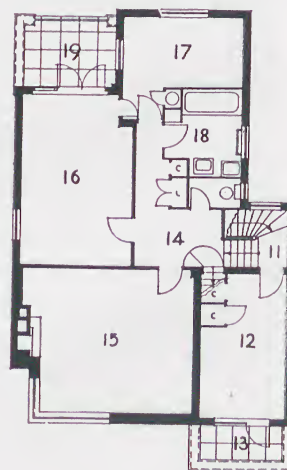
**SERVICES**—Hot water radiators in every room; in living-room and bedroom No. 1 gas-coke fires in addition. Damper of boiler in basement controlled from living-room. Hot water by electric storage heater. Plumbing in copper, all pipes in accessible ducts.

**COST**—Approximately £1,800.

*Top, left, the approach and entrance (south-east) front; below, left, the garden front.*



ROOF

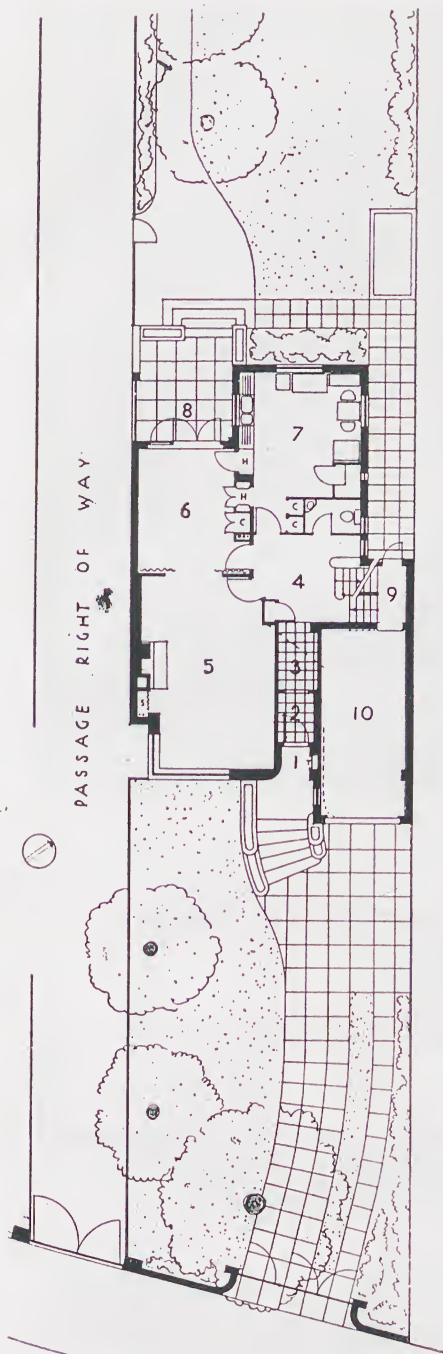


FIRST FLOOR

## KEY TO ACCOMMODATION

1. Entrance porch. 2. Lobby. 3. Cloaks. 4. Hall. 5. Living-room. 6. Dining-room. 7. Kitchen. 8. Covered terrace. 9. Lower half-landing. 10. Garage. 11. Half-landing. 12. Study. 13. Balcony. 14. Landing. 15. Bedroom 1. 16. Bedroom 2. 17. Bedroom 3. 18. Bathroom. 19. Balcony. 20. Lower roof terrace. 21. Covered roof. 22. Cisterns. 23. Open roof. 24. Cupboard. 25. Meters. 26. Heating. 27. Workshop. 28. Store. B. Boiler. C. Cupboard. S. Shelves. L. Linen. T. Tradesmen's hatch. H. Hatch.





ROAD  
GROUND FLOOR PLAN



BASEMENT PLAN

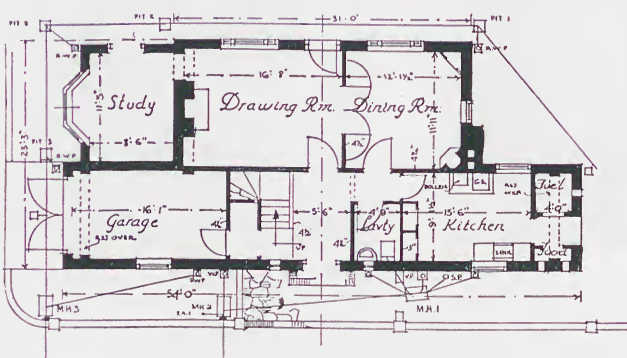


Top, the roof ; centre, left, the dining-room ; right, the staircase ;  
above, the kitchen.

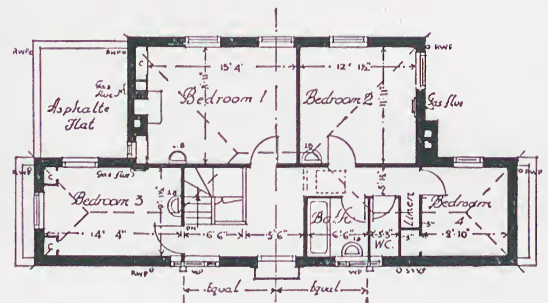




*Above : the garden front ; below : the entrance front.*



GROUND FLOOR



FIRST FLOOR

**SITE**—On corner and rather narrow. House built close to road to leave space for garden. Long house with as many rooms as possible facing sea.

**CONSTRUCTION**—11 in. brick hollow walls distempered. Welsh slate roof with mixture of green and grey slates. Internal walls 4½ in. brick and 2 in. and 3 in. breeze slab. Timber floors. Windows : standard metal casements in wood frames.

**FINISHES**—Walls of sitting-rooms painted and scumbled ; remainder of house distempered, except kitchen and bathroom, etc. (painted). Walls and ceilings plastered.

**SERVICES**—Bratt Colbran fires with specially designed surrounds in sitting-rooms and bedroom No. 1. Gas fires.

**COST**—£1,485, including work to boundary fences, entrance walls, etc. ; study, additional £120. 1s. 4d. per cu. ft. (house only).







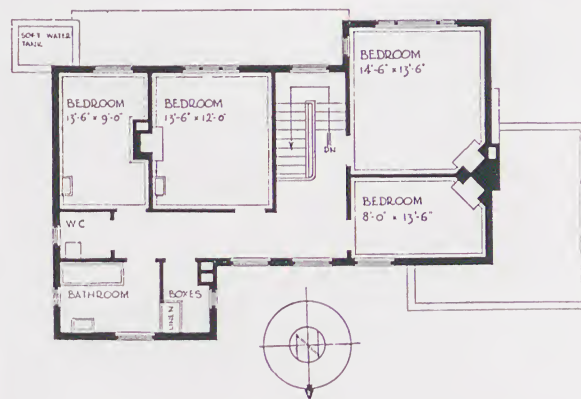
*Above : the entrance (north) front ; below : the front door.*

**SITE AND PLAN**—Site 60 ft. wide. House is width of site to give south aspect to important rooms. East and west windows avoided owing to adjoining houses. Client desired inside entrance to garage, and pitched roof.

**CONSTRUCTION**—9 in. brick walls, cement rendered and colour washed. Board and joist floors. R.C. roof to loggia. Patent bituminous roofing to loggia and garage. Windows : steel on wood frames.

**FINISHES**—Floors : oak blocks in hall, quarry tiles in scullery and larder, deal boards elsewhere. Stairs : oak treads and risers, painted plywood balustrade on studding. Bathroom walls tiled 4 ft. 6 in. high.

**COST**—£1,698, excluding work on drive. 1s. 2d. per cu. ft. (excluding loggia).



GROUND AND FIRST FLOORS







Above : the garden elevation ; below : the entrance and front elevation.



**SITE AND PLAN**—Site faces east towards road and Romney marsh. To preserve outlook over garden, axis of house was turned to south-east. Main rooms face towards road and sea. All ground floor rooms arranged to be entered off living hall. Corridor space reduced to minimum. Detached garage with studio over placed near entrance gate.

**CONSTRUCTION**—11 in. hollow brick walls with reinforced concrete balcony, canopy and lintels. Floors and roof of timber construction ; roof finished with asphalt, insulated with wall-board lining. Brick internal partitions. Specially designed centre hung metal casements.

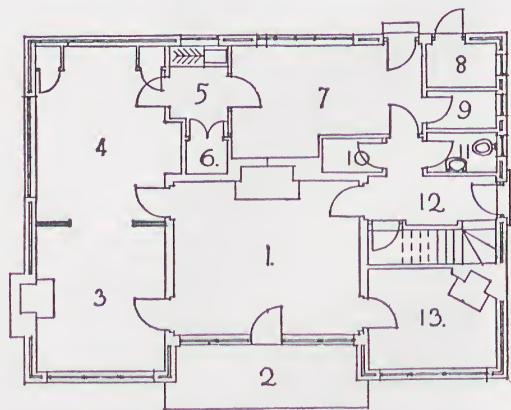
**FINISHES**—Interior decorations designed and carried out by owner, Miss Marjorie Templar, and architect. Hard plaster general finish throughout. Main bedroom walls hung with stretched modern fabrics as wall lining. Tiled bathrooms.

**SERVICES**—Cooking by gas. Central heating throughout ; heating and hot water supply from boiler in centre of house.

**COST**—Main building (exclusive of garden layout and special furniture) : £2,000. 1s. 6d. per cu. ft. Garage, studio and gate piers, etc. : £250.

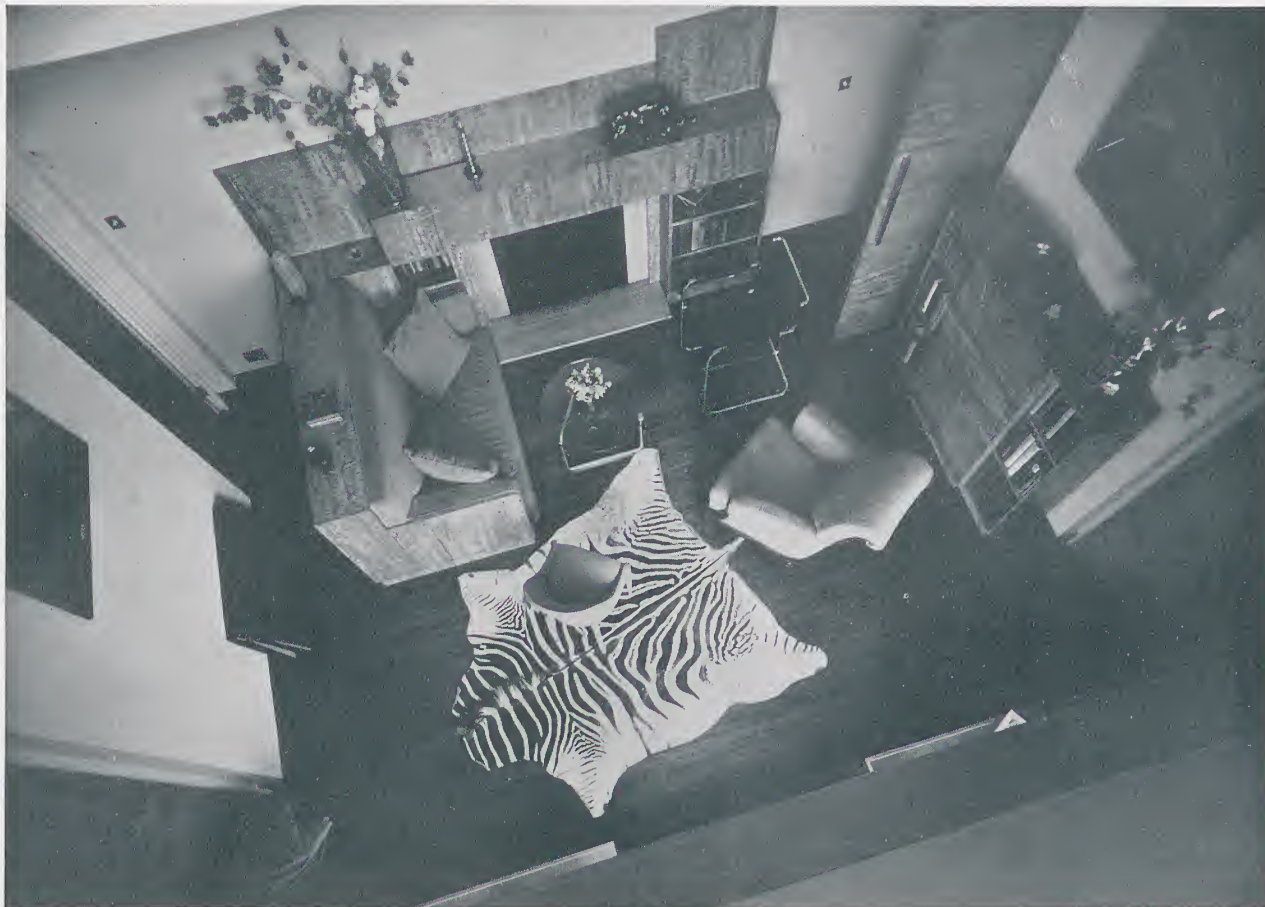


NORTH-EAST ELEVATION



GROUND FLOOR

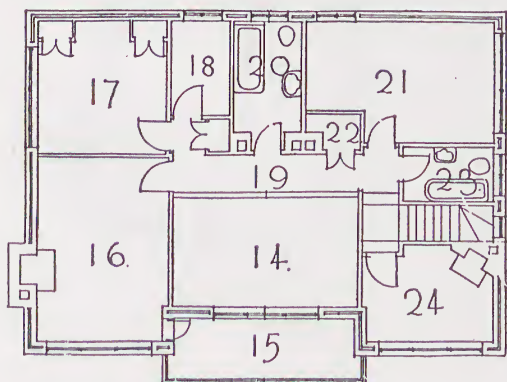




*Top: view from the gallery of the living hall, which is carried to the full height of the house; right: the gallery end of the living hall. The fireplace and bookshelves are veneered in Japanese chestnut.*

## KEY

1. Hall. 2. Loggia. 3. Drawing-room. 4. Dining-room. 5. Pantry. 6. China. 7. Kitchen. 8. Coal. 9. Larder. 10. Boiler. 11. Lavatory. 12. Entrance vestibule. 13. Study. 14. Upper part of hall. 15. Balcony. 16. Bedroom No. 1. 17. Bedroom No. 2. 18. Dressing-room. 19. Gallery. 20. Bathroom No. 1. 21. Guest room. 22. Linen cupboard. 23. Bathroom No. 2. 24. Maid's room.



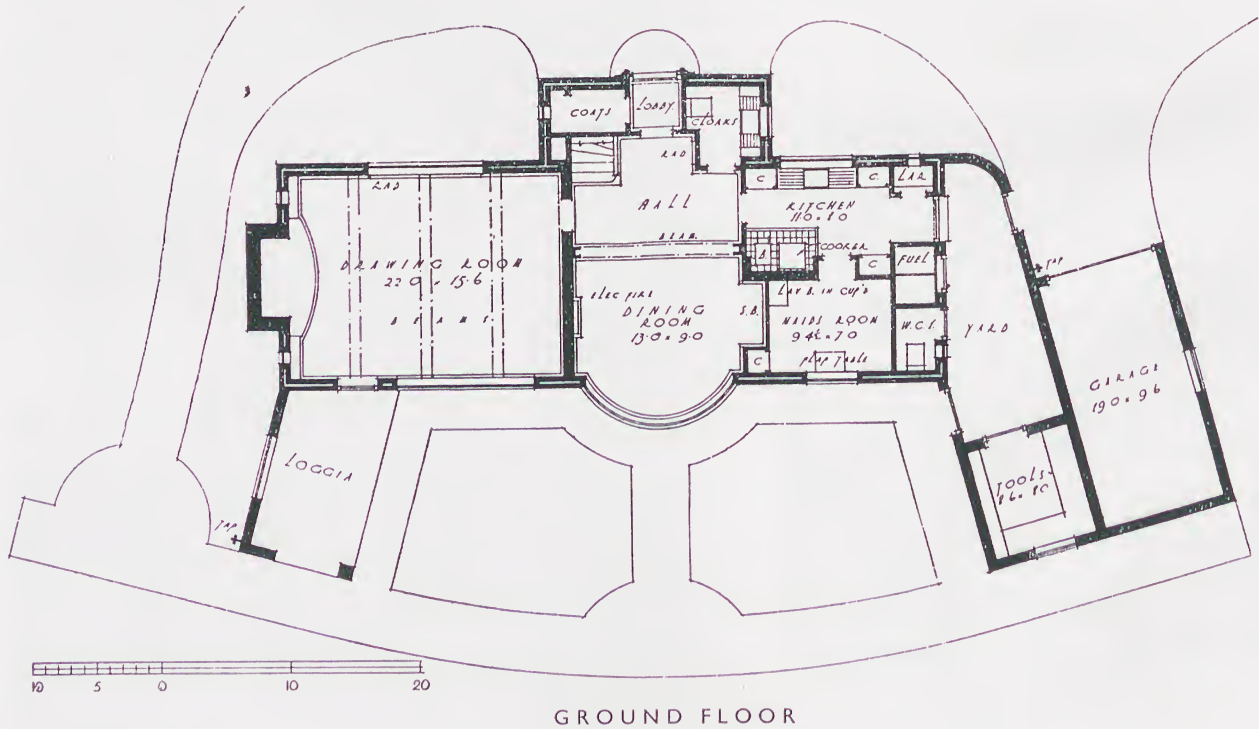
FIRST FLOOR







*The entrance front from the east.*



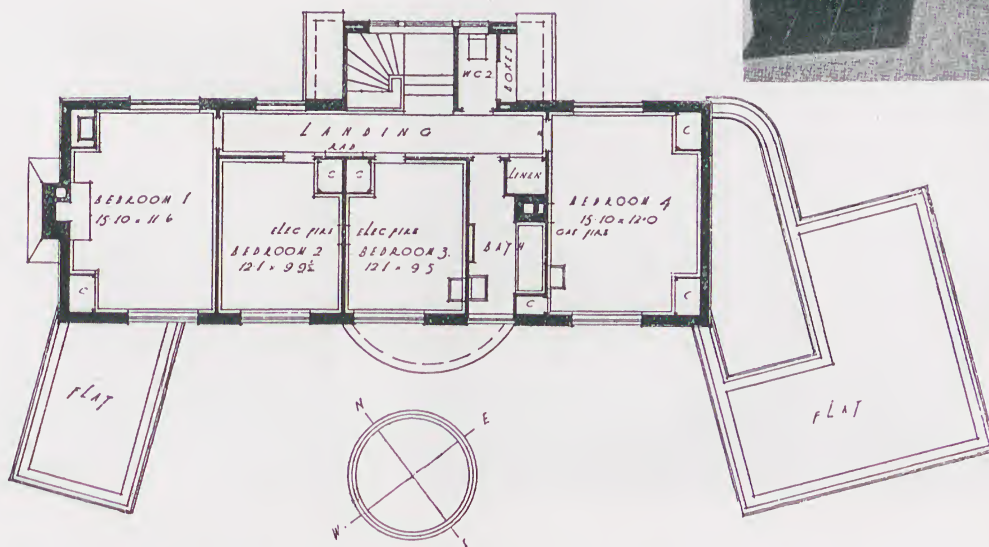


**SITE AND PLAN**—On steeply sloping site near Haslemere. Fine view to north; therefore planned with long windows on both sides of drawing-room. Single-storey wings on flanks contain garage and loggia.

**CONSTRUCTION**—Multi-coloured bricks for main walls and chimney stacks; red tile hanging on upper storey, and dark red roofing tiles. Limed oak window frames with metal casements. Purpose made bricks for front door surround.

**FINISHES**—Interior woodwork, mainly pine, slightly stained and wax polished. Pine floors. Grit finished plaster of pinkish parchment colour in principal rooms, hall and staircase.

**COST**—£2,000, including [drive, gates, paths, paving and terracing.



*The illustrations show: top, the garden (south) elevation; centre, left, the dining-room; and right, the kitchen.*

FIRST FLOOR





**SITE AND PLAN**—House stands on Aldwick Bay estate. Garden leads directly on to beach. Large sliding folding doors to living-room which enable it to be opened out in summer to face sea. Accommodation consists of living-room with dining-room connected by folding doors, kitchen with two built-in fittings, hall, four bedrooms, bathroom, boxroom and garage.

**CONSTRUCTION**—Brick, rendered externally with special coloured cement. Angle windows formed in steel cantilever. Balcony supported on small circular steel columns.

**FINISHES**—Floors generally of 1 in. boarding covered with 18 in. oak plywood squares; floors to bathrooms and lavatories covered in rubber. All soil pipes taken down internally. Large fitted cupboards in all bedrooms; three bedrooms have recessed lavatory basins with mirror and light panel over. All furniture was specially designed by architect.

**SERVICES**—Electric heating throughout. Hot water services in bathrooms, kitchens, etc., supplied by electric boilers. Electric clocks in living-room and kitchen. Electric cooker and refrigerator.

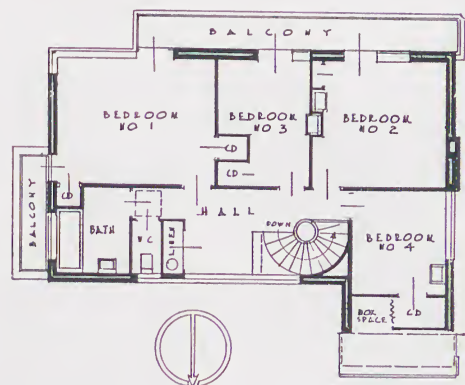
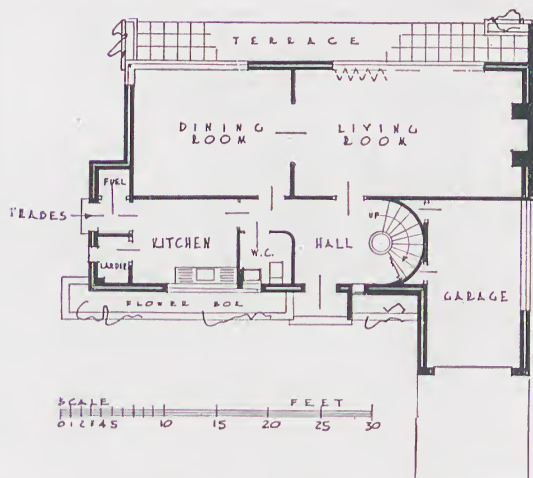
**COST**—Approx. £1,700.

*Top : the garden front, showing access to garden through the metal sliding folding doors on left. Left : a view of the main entrance; the door is pillar box red with stainless steel fittings.*





*The living-room and dining-room beyond. The furniture is in French walnut, and the colour scheme is grey, beige and orange.*





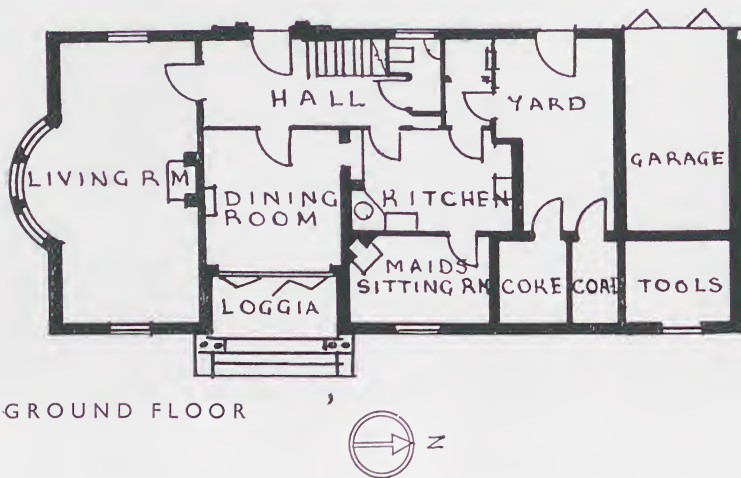


*View from south-west.*

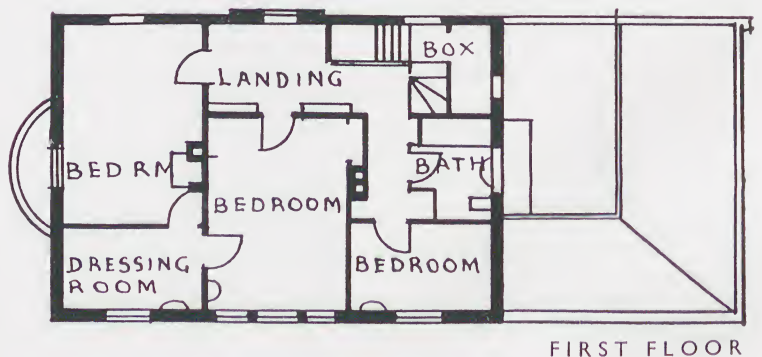
**SITE**—Stands on ground of about  $1\frac{1}{2}$  acres on the borders of Sussex and Hampshire. A small house rather than a cottage was required by client to be suitable for one person and capable of putting up married couple as guests.

**CONSTRUCTION**—Hollow brick walls; hand-made sand-faced tiles; brick or stud partitions. It was client's wish that brick walls and sash windows should be used. Living-room has a bay window, and space was used beyond east end of dining-room for a loggia built into the house.

**FINISHES**—Drawing-room is panelled in pine.

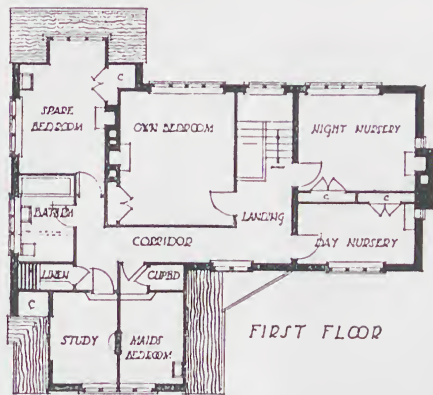


*The south and garden fronts.*

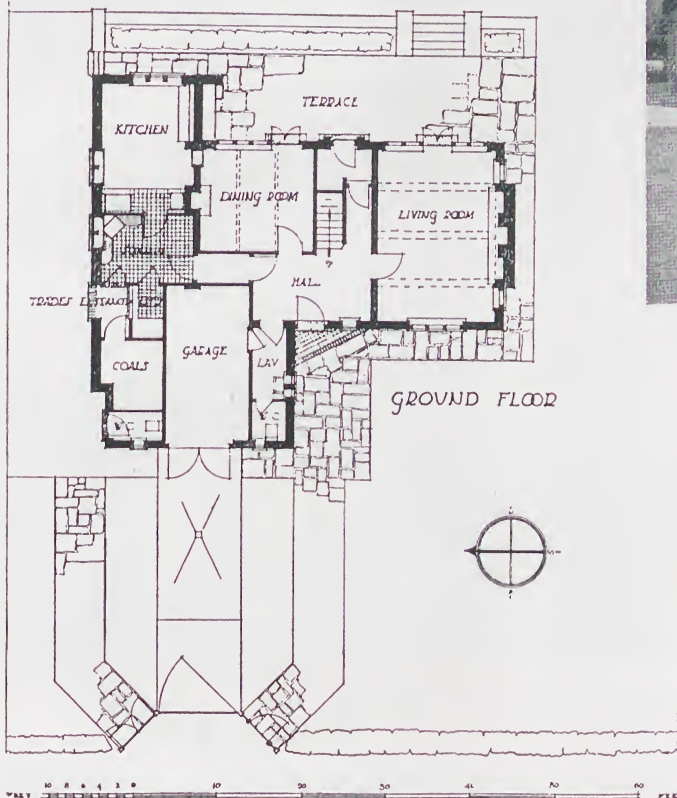


*Drawing of east and garden elevation which has loggia leading from dining-room.*





THE FORGE  
TOTTERIDGE GREEN



**SITE**—On rather beautiful site approached from Totteridge Green, with slope to east and cricket ground on south. House built for professional man and family.

**CONSTRUCTION**—Brick walls, white cement-rendered; in some places tile-hung and in other places faced with multi-coloured bricks. Internally, joinery was Columbia pine lightly stained and waxed, with oak in living-room.

**SERVICES**—Central heating worked from small boiler with an indirect cistern in kitchen.

**COST**—£2,500.

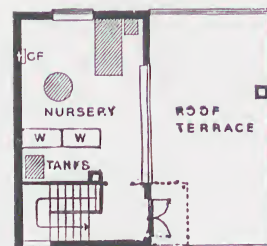


Above : the entrance front ; right : the garden front.

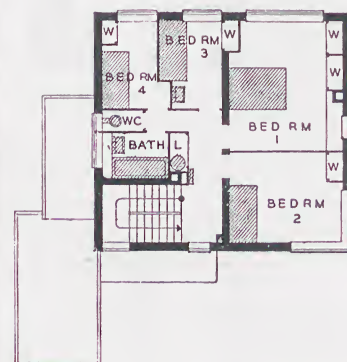




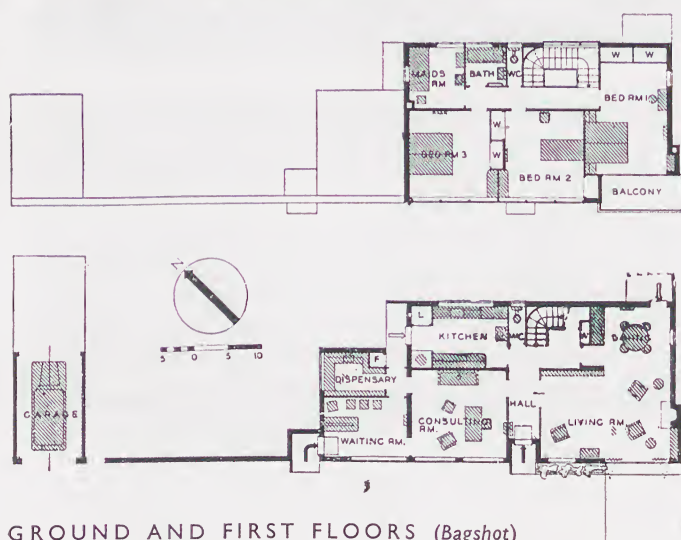
*A general view from the south of the house at Bagshot.*



SECOND FLOOR



FIRST FLOOR (Wimbledon)



GROUND AND FIRST FLOORS (Bagshot)

## House at Bagshot.

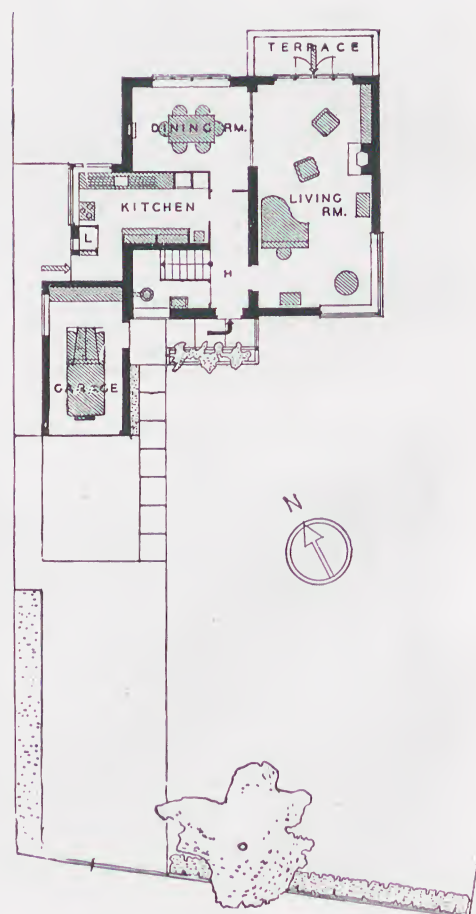
**SITE AND PLAN**—Level site, wide and deep, facing south to road. House built for general practitioner. Consulting- and waiting-rooms and dispensary separate from living quarters, but capable of serving as living-rooms should house be sold. Separate patients' entrance. Large window for living-room.

**CONSTRUCTION**—Walls: 9 in. brick with lime rendering and colour washed. Roof: timber and built-up asphalt. Partitions: I.C.I., and "Pioneer" plaster. Windows: deal sashes with teak frames.

**FINISHES**—Distempered plastered interior walls. Painted deal floors.

**SERVICES**—Hot-water radiators. Heated towel rail in bathroom. Coke boiler.

**COST**—£1,714. 1s. 2½d. per cu. ft.



GROUND FLOOR (Wimbledon)





*The entrance front of the house at Wimbledon.*

House at Wimbledon.

**SITE**—Narrow and long. Sunlight comes from the front over adjoining garden; house therefore kept to one side of site, and hence corner window in living-room to obtain sunshine. Narrowness of site explains height of house.

**PLAN**—Client's requirements: large nursery, small single bedrooms for young family, living-room and dining-room to be thrown together on occasion. Client required straightforwardness and simplicity for elevational treatment.

**CONSTRUCTION**—Walls: sand lime bricks in 11 in. hollow walls. Roofs: wood, "Tentest" layer and built-up asphalt. Partitions: I.C.I. 2 in. slab.

**FINISHES**—Distempered plaster internal walls and ceilings. Painted deal. Floors: deal in most rooms, stained and polished. Tiles in kitchen.

**SERVICES**—Open fire in living-room; electric fires in bedrooms; radiators in halls and landings. Hot water by coke stove in kitchen.

**COST**—£1,834. 1s. 2½d. per cu. ft.



*The entrance porch, which has built-in flower boxes.*





*Left : a block of two houses ("C" type), the plans of which are below.*

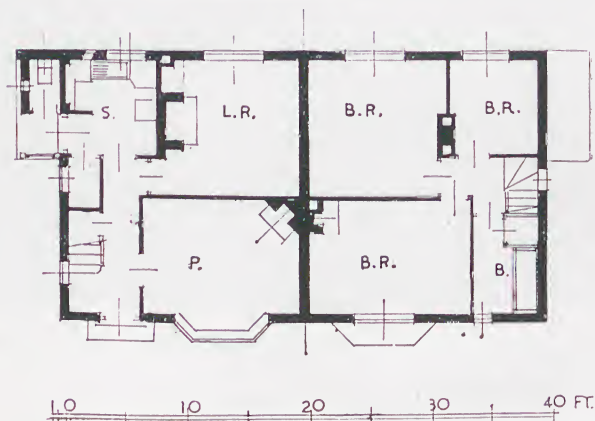
**SITE, ETC.**—Houses illustrated on this and opposite pages are part of a housing scheme for a hundred houses carried out by Mr. C. W. Craske. Site of ten acres on outskirts of Cambridge.

**PLAN**—Three plan types were used with accommodation as follows: "A" type: two living-rooms and scullery bathroom (ground floor), and three bedrooms. "B" type: living-room, sitting-room and scullery (ground floor), three bedrooms and bathroom. "C" type: similar to "B" type but with slightly different plan. Types were built in blocks of two, three, four, and six—"A" and "B" types in single blocks of three, four, and one block of six. The "C" types are in pairs adapted to culs-de-sac, etc.

**CONSTRUCTION**—Sand-lime facing bricks. Roofs of the "A" and "B" types covered with grey concrete plain tiles, and roofs of "C" types with grey concrete interlocking tiles, apple-green interlocking tiles being used for houses in culs-de-sac. Wide-flange metal windows used throughout, built direct in brickwork openings. All fencing is chain-link, finished with bitumastic paint.

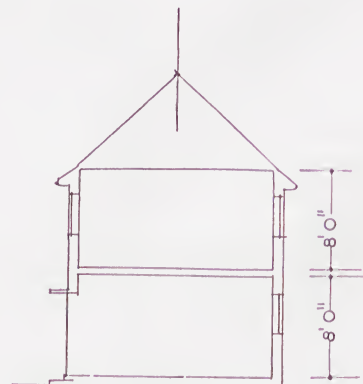
**FINISHES**—External paintwork, apple-green; downpipes, soffits and fascias, battleship grey. Internal woodwork finished with silver grey stain and finishing coat of copal varnish. Lime green paint to internal metalwork. Five-panelled standard internal doors. Oak hand-rails.

**COST**—An average of £284 10s. per house, including paths and chain-link fencing.



BLOCK OF TWO:  
HALF GROUND AND FIRST  
FLOOR PLAN

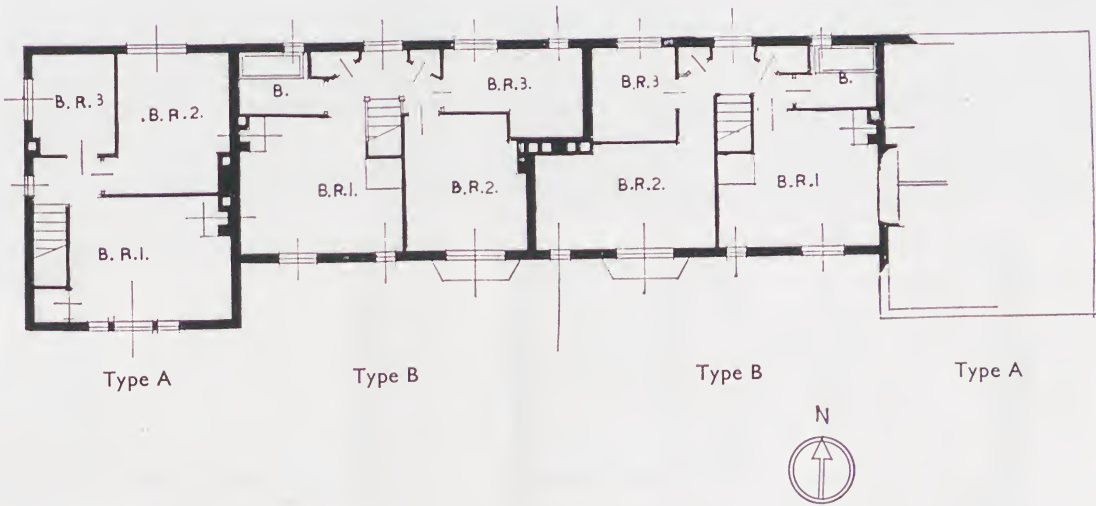
NORMAL  
SECTION



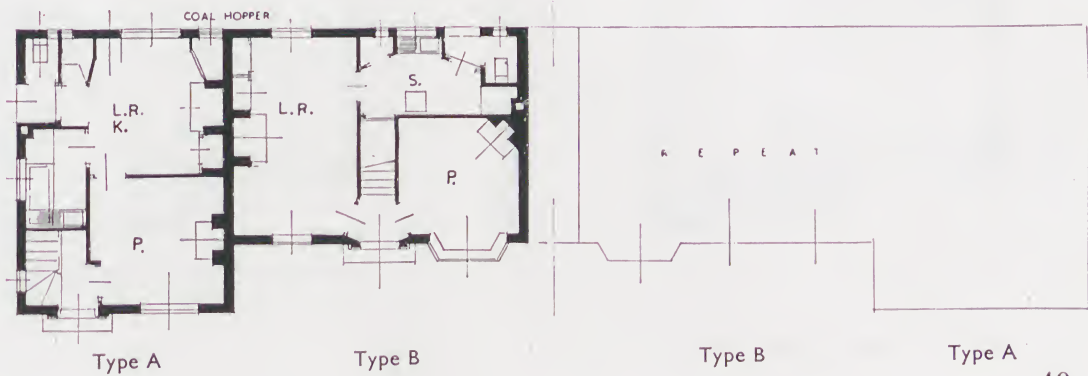


*Right : one of the four-dwelling "A" and "B" type blocks.*

BLOCK OF FOUR:  
FIRST FLOOR PLAN



GROUND FLOOR PLAN







*One of the detached houses.*



*Entrance elevations of the four houses.*

**SITE**—Plots run north and south, with entrances on north.

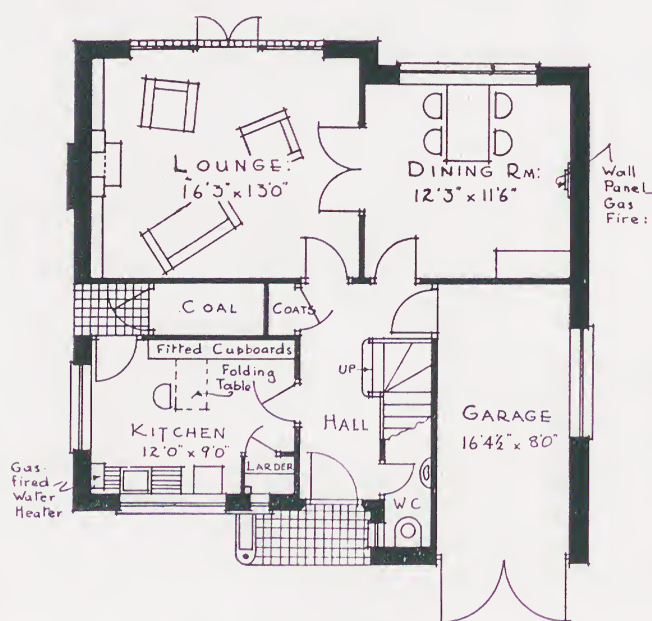
**PLAN**—All possible living-rooms on south side. In semi-detached pair the two living-rooms are not together against the party-wall.

**CONSTRUCTION**—Rendered brick, 13½ in. ground floor, and 9 in. above. Floors and roofs of wood joists; roofs, asphalt. Ceilings: skim coat of plaster on double layer of insulation board. Windows: standard steel casements. Partitions: pumice blocks.

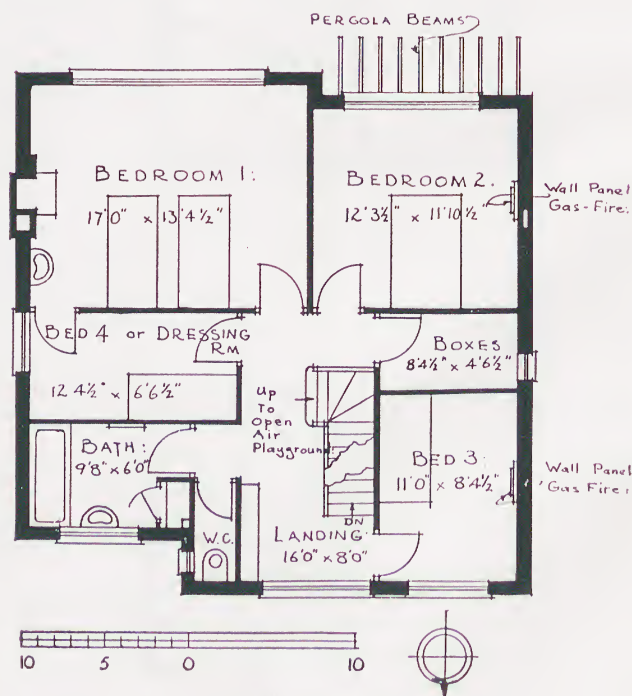
**FINISHES**—Wood block floors in all ground floor rooms; standard flush doors; plaster walls.

**SERVICES**—Hot water by automatic gas-heaters. Coal fires in living-room and one bedroom. Wall-panel gas fires in dining-rooms and bedrooms 2 and 3. Protected cold water tanks on roofs, with access by trap-doors.

**COST**—£4,388 for four houses. 1s. 1d. per cu. ft.

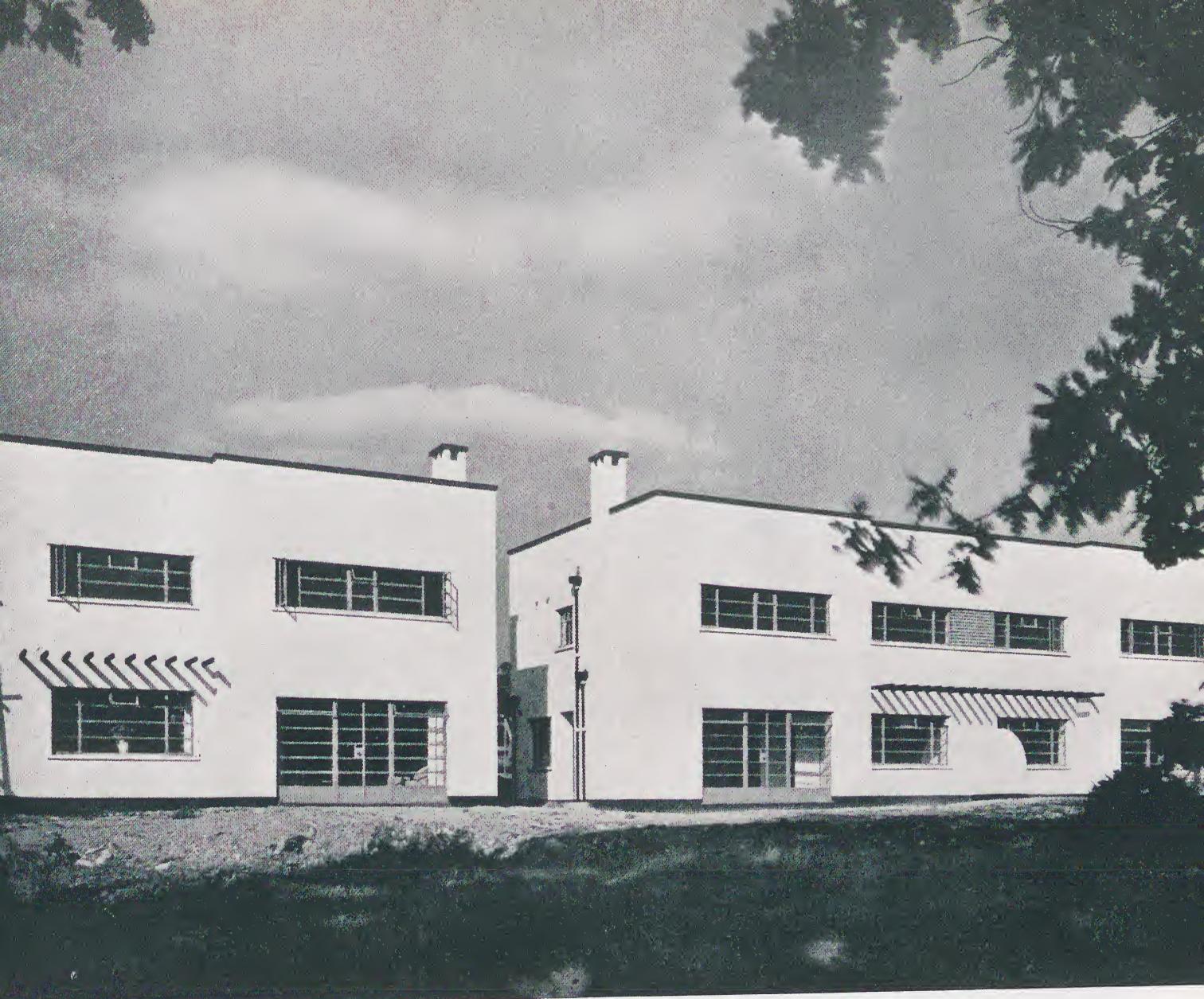


GROUND FLOOR



FIRST FLOOR





*A general view of the south elevations of the four houses which consist of two detached and one pair of semi-detached houses. They were built as an experiment to cater for those people looking for a soundly constructed "ready-made" house, compactly planned for ease of running. They also provide an alternative design to the more stereotyped speculative houses adjoining.*





*View from the south-west.*

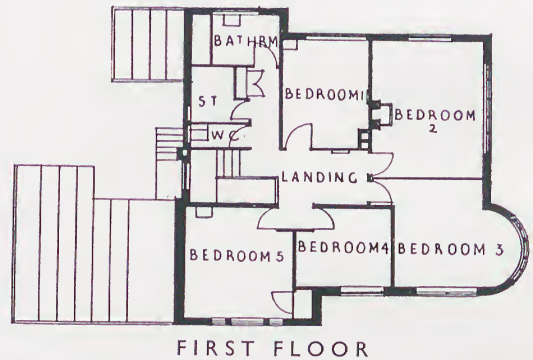
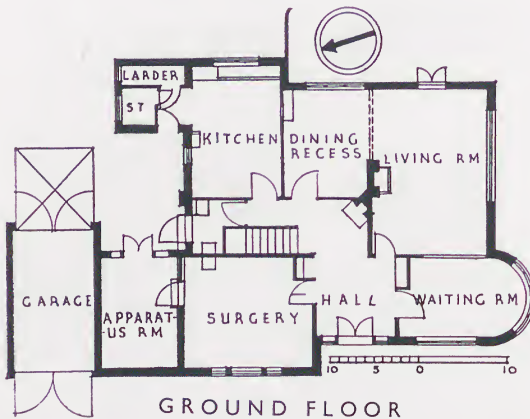
**PLAN**—Hall, waiting-room and surgery form a self-contained suite. Living-room, dining-room, and waiting-room can be thrown into one.

**CONSTRUCTION**—Brick construction; external walls in rustic Flettons, distempered. Roof covered with asbestos slabs, and approached by external wooden stair. Standard metal windows. Folding window in living-room.

**FINISHES**—Internally walls are distempered and woodwork painted. Floors of ordinary timber construction except for living-, dining-, and waiting-room suite, which has Columbian pine dance floor. Various fittings to architects' designs: shelves, surgery cupboards, dining-room hatch and tradesmen's hatch.

**SERVICES**—Open coal fires in living-room and main bedroom. Dining-room, waiting-room, surgery, and small bedrooms have gas fires. Hot water radiators in hall, living-room and landing; heated towel-rail in bathroom.

**COST**—£1,386 (contract price).



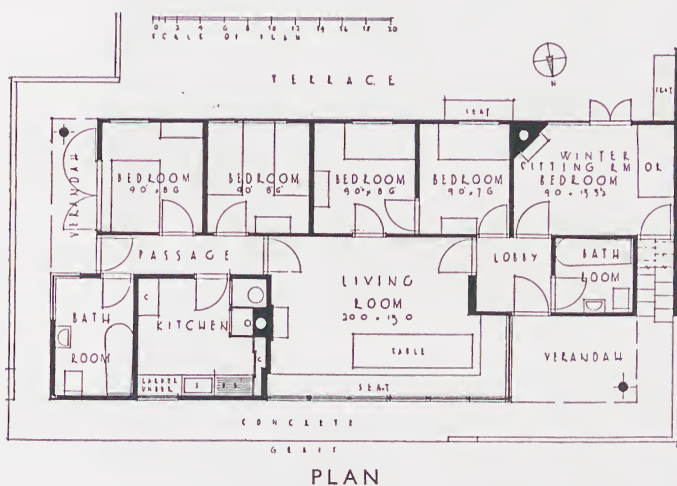
*Above: looking across the living-room towards the waiting-room; right: the dining recess.*







*A view of the north elevation facing the river.*



PLAN

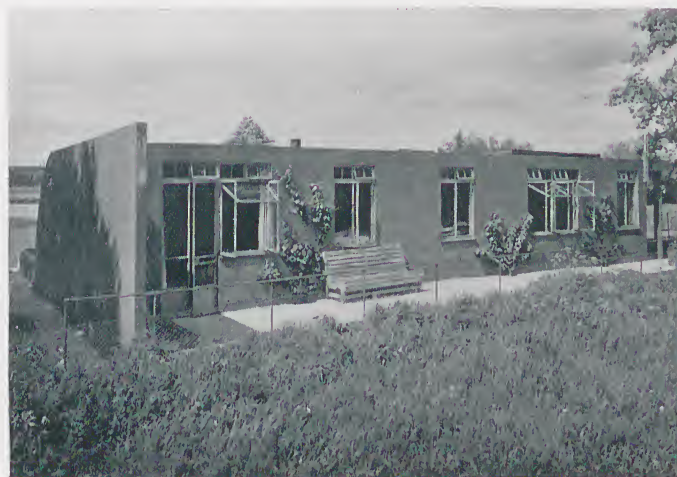
**SITE AND PLAN**—On the banks of the Thames. Main outlook from dining-room towards river (north-west). Bedrooms face south-east for morning sun. Front of house devoted to outlook on to river. Back of house devoted to a sun terrace. Number of small bedrooms accommodate guests at week-ends under more or less "camping" conditions. House was built to replace and give similar accommodation to old house-boat used as week-end camping place.

**CONSTRUCTION**—4 in. reinforced concrete walls throughout carrying 5 in. reinforced concrete roof slabs. Internal surfaces lined with "Celotex" board. Mullions (tubular steel) of living-room window carry weight of roof above. Concrete face was rendered in cement and sand and treated with "washable" distemper. Metal windows throughout. Balustrade rails of barrel tubing.

**FINISHES**—Walls and ceilings internally finished with stout lining paper on "Celotex," and distempered. Woodwork painted. Floors, deal boarding. Bathrooms painted.

**SERVICES**—Electric cooking and partial electric heating. Coke boiler for hot water and partial central heating. Electric lighting. Water supply from well, pumped mechanically. Drainage: cesspool.

**COST**—£1,150.



*Left: the south side. The top-hung window panels which swing outwards are for use in rainy weather.*





*Looking down the staircase from the half-way landing. The staircase is covered in linoleum with rubber nosings, and the handrail is in oak. The linen cupboards, seen at the end of the first floor landing, are made of Columbian pine.*





The entrance front from the south-west.

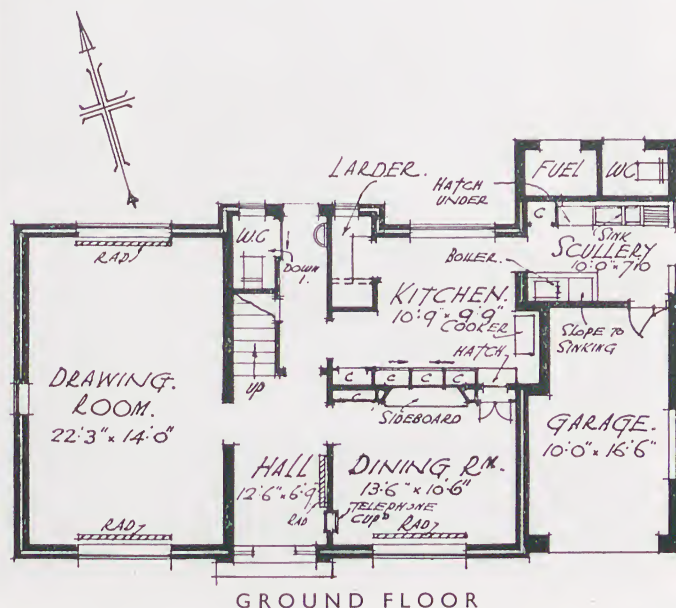
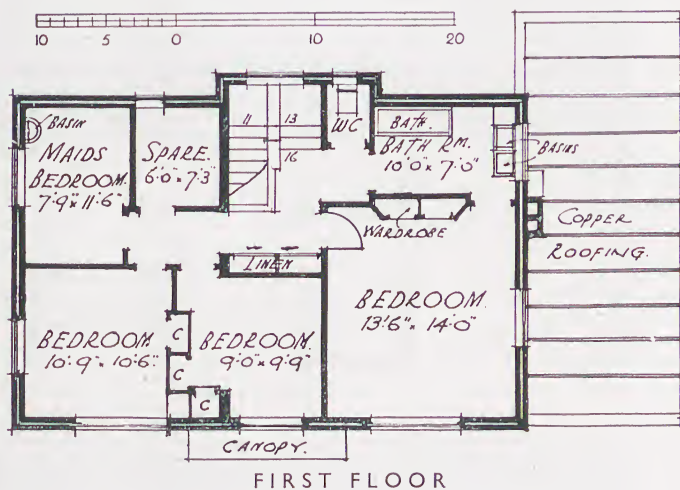


The front door.

**CONSTRUCTION**—Walls in Phorpres cellular bricks and rustic facings. 11 in. cavity external walls; snapped headers every fifth course. Roof covered with grey-green Delabole slates, hips close cut and mitred with ridge in dark blue half-round tiles; roof lined with Sisalkraft paper for extra insulation. Garage flat covered with sheet copper sealed to cement with bitumen. Metal windows in oiled teak frames, with lead flashing nailed to underside of sills and dressed over wall face.

**FINISHES**—Hollow tile floors, screeded and finished with mastic-sealed Cellulin, turned over a 1½ in. cove and stopped against a 1¼ in. by ¾ in. fillet 4 in. up the walls; similar turn-up is made round bath, cupboards and all other fittings. External doors in oiled teak to save upkeep costs. Internal doors in flush Columbian pine with exposed stiles and rails. Gaboon plywood and Nigerian mahogany stiles and rails used in main ground floor rooms.

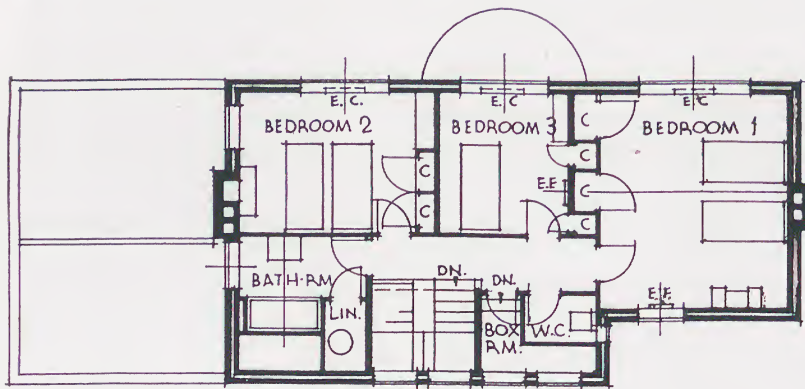
**COST**—£1,435, including about £150 for joinery (built-in furniture and panelling), and central heating and hot water system. 1s. 2½d. per cu. ft.



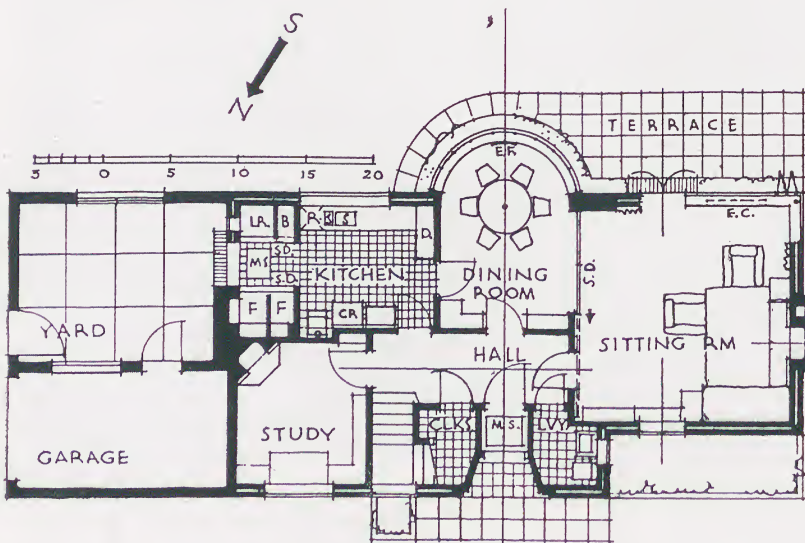




*The entrance front, which faces north-west towards the road.*



FIRST FLOOR



GROUND FLOOR

**PLAN**—As traffic is increasing on access road principal rooms—dining-room, sitting-room and kitchen, and three bedrooms on first floor—were kept as much as possible facing towards south and west. Sitting-room has south, west and north aspects. House was required to be as modern in feeling as possible within the restrictions on estate, such as compulsory tiled roof.

**CONSTRUCTION**—Cavity walls with steel joists and columns to living-room. Roof of brown hand-made tiles. Walls in cement-washed rustic flettons, with ivory finish. Windows standard steel casements; and one sliding and folding.

**FINISHES**—Ceilings and walls in living-rooms distempred plaster. Furniture, doors and floors of waxed oak. Kitchen is buff quarry-tiled with painted walls, and has built-in fittings and stainless steel sink and board. Tiled bathroom and semi-sunk bath. Fireplaces are marble with stainless steel rim.

**SERVICES**—Independent boiler and electric heaters under window boards.

**COST**—Contract price, £1,270 inclusive. 1s. 1d. per cu. ft.

#### REFERENCES ON PLAN

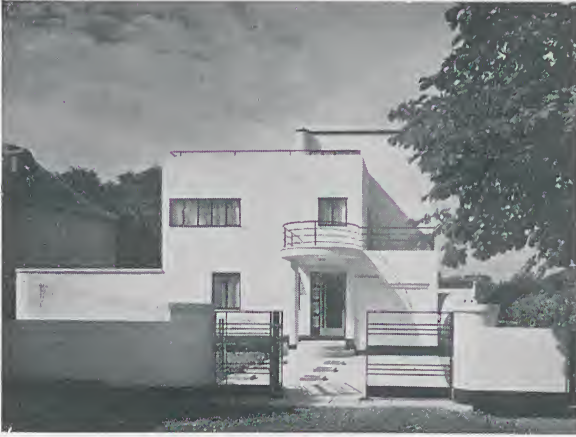
- B. Brooms.
- D. Dresser.
- E.C. Electrical Convector.
- E.F. Electric Fire.
- F. Fuel Stores.
- M.S. Mat Sinking.
- R. Refrigerator under.
- S.D. Sliding Doors.





*Above : the garden front facing south-east. Right : looking into the dining-room from the sitting-room ; the two rooms are divided by sliding doors.*

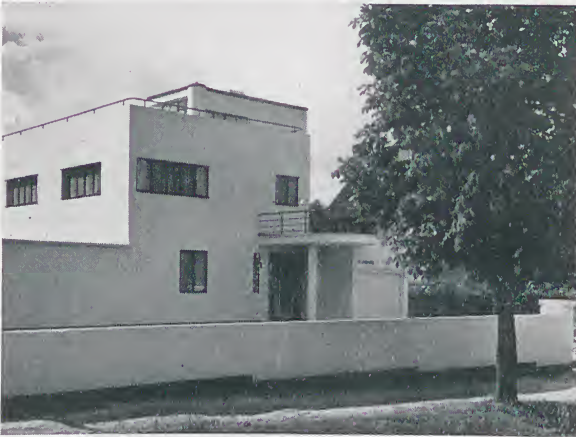




*The house from the road.*



*The entrance front.*



*View from the east.*

**PLAN**—Large living- and dining-room, 30 ft. by 14 ft., divided by folding doors. First floor: four bedrooms complete with built-in fittings, and bathroom. Large roof garden.

**CONSTRUCTION, ETC.**—Reinforced concrete and brick cement-rendered externally pale cream. Metal windows. Windows, balustrades

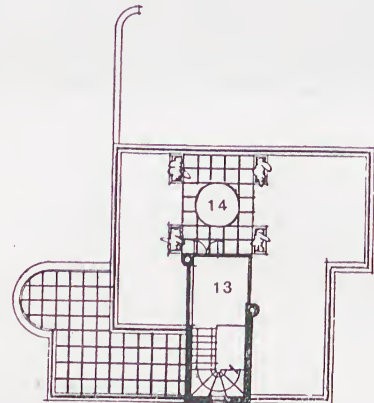
and wrought-iron entrance gates enamelled black. Front door of aluminium alloy and glazed wrought-iron grilles.

**SERVICES**—House is heated throughout from central boiler with flush type radiators. Electric refrigerator in service-room adjoining kitchen.

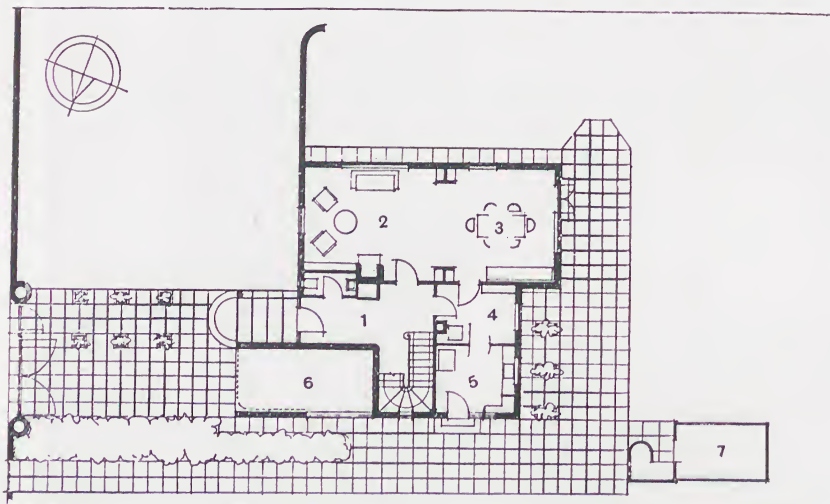
**COST**—£1,550.

## KEY

1. Entrance hall.
2. Living-room.
3. Dining-room.
4. Service.
5. Kitchen.
6. Garage.
7. Greenhouse.
8. Bedroom.
9. Bedroom.
10. Bedroom.
11. Bathroom.
12. Bedroom.
13. Sun room.
- 14 and 15. Roof gardens.

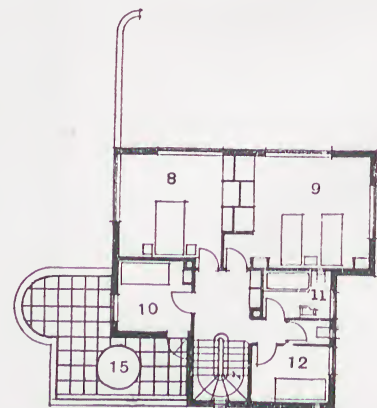


ROOF FLOOR



SCALE OF FEET

GROUND FLOOR



FIRST FLOOR





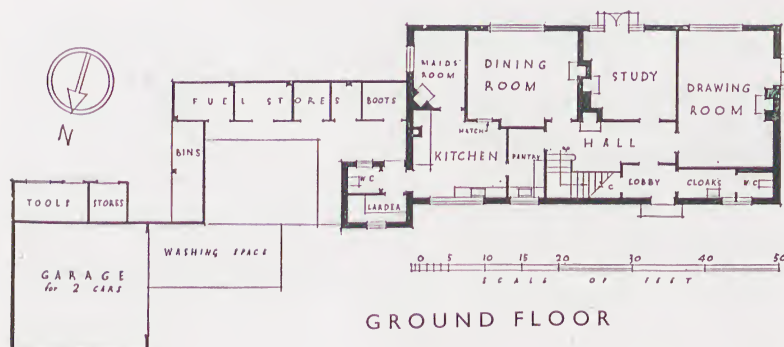
Top : the north front ; above : the garden front.

**SITE AND PLAN**—Garden front faces south across Ichen valley. Drawing-room at west end ; study placed centrally on south front, with dining-room adjoining and servants' sitting-room in south-east corner. Passage pantry leading to kitchen from hall. On first floor are double bedroom and dressing-room with private bathroom, double and single spare bedrooms, two single servants' bedrooms and cupboards at end of communicating lobby shut off from landing ; spare bathroom.

**CONSTRUCTION**—11 in. hollow walls (stock bricks) finished with cream "Cullamix" stipple. Chimneys in multi-coloured facing bricks. Roof covered with red sand-faced pantiles. Standard metal windows in wood frames with russet brown external sill tiles.

**SERVICES**—Aga cooker, and independent boiler for domestic system. Principal bedrooms have lavatory basins. Cozy stove in hall.

**COST**—£1,974.







**SITE AND PLAN**—House fronts road to north; garden front overlooks beautiful view to south of snow-clad Grampian hills. Planned with small entrance lobby, combined hall and dining-room, large drawing-room, study, office, kitchen and offices, and garage; first floor has four bedrooms, dressing-room and two bathrooms. House was designed for own occupation by Mr. David Stokes, partner in firm of A. Marshall Mackenzie and Son.

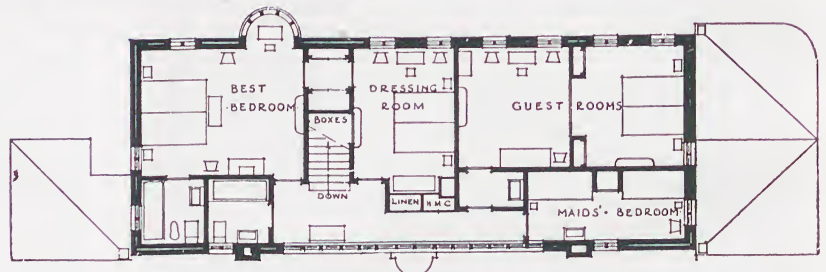
**CONSTRUCTION**—Traditional local construction. 11 in. brickwork harled (roughcast) with granite chippings and white cement. Timber floors, roofs and partitions. Roof is covered with grey-green slates.

**FINISHES**—Interior walls and ceilings plastered and painted; colour scheme of drawing-room is black and white. Deal floors except in drawing-room, which has composition floor. Deal woodwork painted and enamelled. Bathroom is coloured black with white fittings.

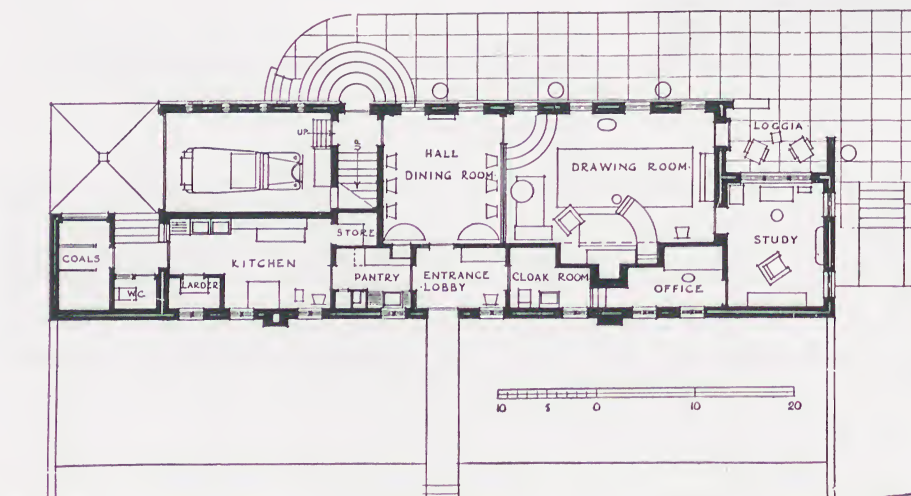
**SERVICES**—Open fire in drawing-room and electric fires in all other rooms. Aga cooker.

**COST**—£2,300.

*Top: the north-east elevation facing towards the road; above: the south-west elevation overlooking the garden.*



GROUND  
AND  
FIRST FLOOR  
PLANS







*The entrance front, facing east.*

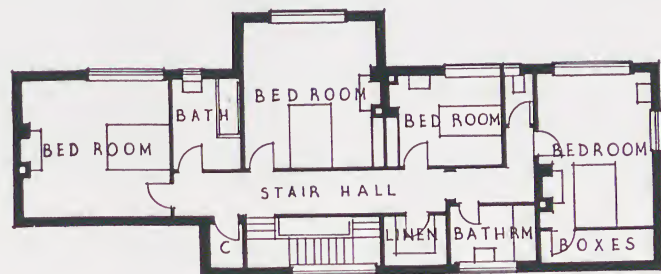
**SITE AND PLAN**—Position of principal rooms and siting of house was fixed by a magnificent view to south-west. Client is keen gardener, and wall with the wrought iron gate to south of house was to hide untidy effect of potting sheds, greenhouse, etc., which she required in this position.

**CONSTRUCTION**—11 in. cavity walls, rough cast; roofs felted and covered with Tucker's dun-coloured tiles. Internal walls:  $4\frac{1}{2}$  in. brick. Hall, lounge and dining-room: oak boards. Staircase: oak. Flush oak doors throughout. Wooden casements. Both bathrooms in Vitrolite, floor to ceiling.

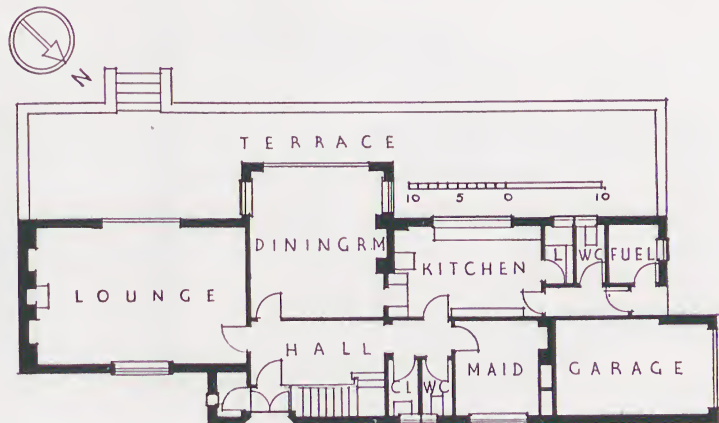
**FINISHES**—Simple internal finish with Pioneer plaster and simple cornices in principal rooms. All walls and paintwork throughout finished cream. Built-in fittings everywhere. Serving hatch between kitchen and dining-room with double doors and shelves between. Built-in fittings in kitchen. Kitchen floor red tiles, and white glazed tiled dado.

**SERVICES**—Combined cooker and hot water boiler in kitchen with circulating hot water to all baths, lavatory basins, etc., including towel rails and heating pipes in linen room. Auxiliary electric heater to hot water storage cylinder. Electric light throughout.

**COST**—Contract price, £2,158.



FIRST FLOOR



GROUND FLOOR



# PORTMEIRION

CLOUGH WILLIAMS-ELLIS

**SITE**—High escarpment of rock sheer above road down to Portmeirion harbour. Drive through wood behind gives access from north.

**PLAN**—House was planned to sit conveniently on rock formation and follow its configuration. Built firstly to serve as extra accommodation for hotel guests, and ultimately for letting to artist and family. Its two successive uses are reflected in plan—downstairs third bathroom, five outer doors, etc. Top floor comprises self-contained studio with access to cupola (chimney) outlook platform. House was built by direct labour by Mr. Williams-Ellis's own estate workmen.

**CONSTRUCTION**—Generally rock foundation, rough stone obtained on site to D.C. level. 11 in. cavity brick walls to first floor; thereafter 4 in. by 2 in. timber studs sheathed with waterproof felt, over which there is metal lathing on creosoted battens twice cement rendered and lime-washed. Partitions: stud and plaster. Floors: wood. Roofs: Marley's apricot concrete "Roman" tiles. Tall windows serving two floors, of steel; elsewhere windows are wood, mostly sash. Balusters: cast iron.

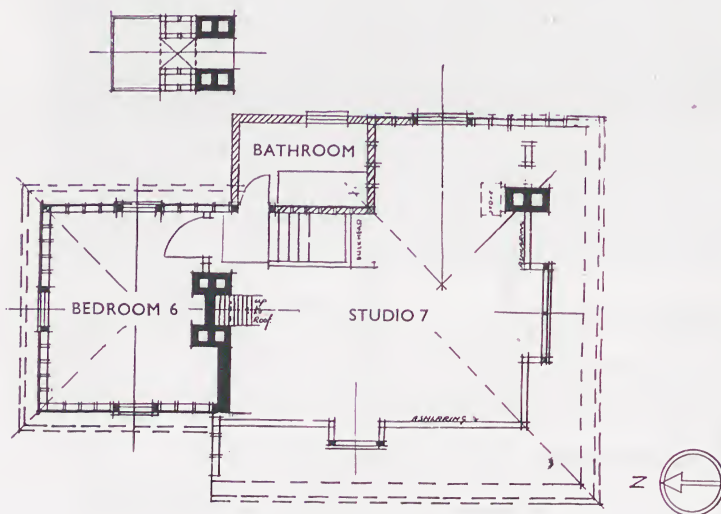
**FINISHES**—Walls of main block start chalk-white under caves, shading down to deep buff at base. Tower portion: pale almond green. Windows: ash grey; shutters: jade. Back of house: white, blue and pink. Internally: Plaster left from wooden float, finished white. Passage ways and studio boarded. Joinery, silver-grey stain with blue reliefs. All floors close carpeted in beige.

**SERVICES**—Electric cooker in kitchen. Central heating throughout; domestic hot-water supply by calorifier; pipes in copper. Fitted basins in all bedrooms. Main water and electricity. Septic tank drainage.

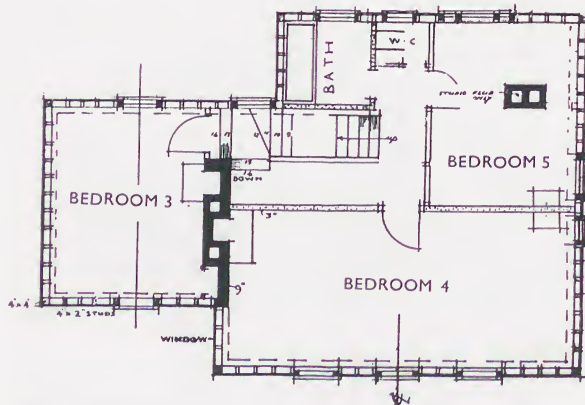
**COST**—Approx. £1,500. 1s. 3½d. per cu. ft.



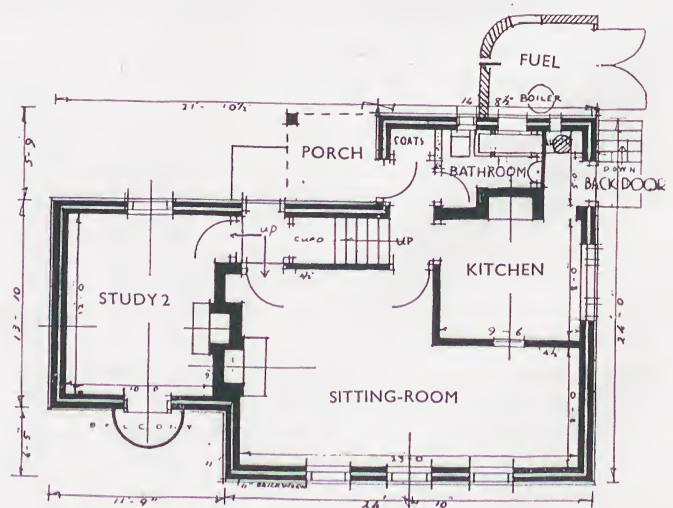
Looking up, from the south-west, to "The Chantry," Portmeirion, which is on the Welsh coast.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





*Barraud, Nottingham*

*A view from the west of "The Chantry," showing the rock formation upon which the house stands. From the outlook platform at the base of the cupola views can be seen of Snowdon to the north and Cardigan Bay to the west. The panel on the cupola is a carving in blue and gold of "Sun and Glory."*



**SITE**—House is approached from road on south side. Approach and views to north and north-west were factors governing situation and planning of house.

**PLAN**—The plan was affected to some extent by requirement of client that there should be dining recess off the living-room. Further requirements were hatch to service quarters and cupboard fitment opening to either side. Fitted angle seating for dining-table was also stipulated. House consists of large living-room, dining-room, kitchen and offices, garage, four bedrooms, bathroom and three w.c.'s.

**CONSTRUCTION**—Walls:  $11\frac{1}{4}$  in. cavity brick (Flettons). Roof: standard 3-ply bituminous flat roofing. Internal walls: solid brick. Floors: timber. Partitions: breeze block, plastered. Client required flat roofs and white surfaces to exterior walls. Windows are standard metal.

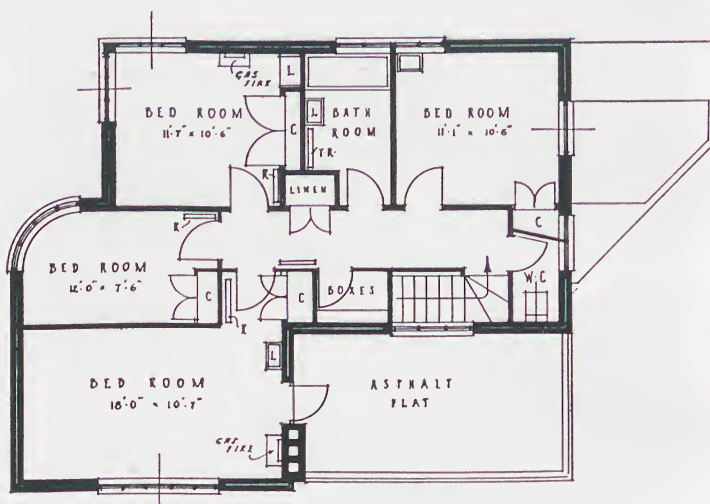
**FINISHES**—Fletton bricks are painted with "Nu-stuc" stone finish, broken white. Front door and wrought-iron balustrade, etc., are painted jade green. Walls are plastered inside and distempered in a broken white colour throughout. Woodwork is deal throughout, painted to match walls, except flush walnut door and walnut mantelshelf to living-room, and oak capping to solid staircase balustrade. All doors are of flush type with lever handles. Built-in cupboards are made of flush laminated board, painted.

**SERVICES**—There is hatch between dining recess and service quarters. Heating: "Ideal" boiler to heat domestic services, with indirect cylinder for radiators. Gas fires (built-in Portcullis type) are in most rooms. Gas cooker in kitchen and gas refrigerator in larder. Water and electricity from mains.

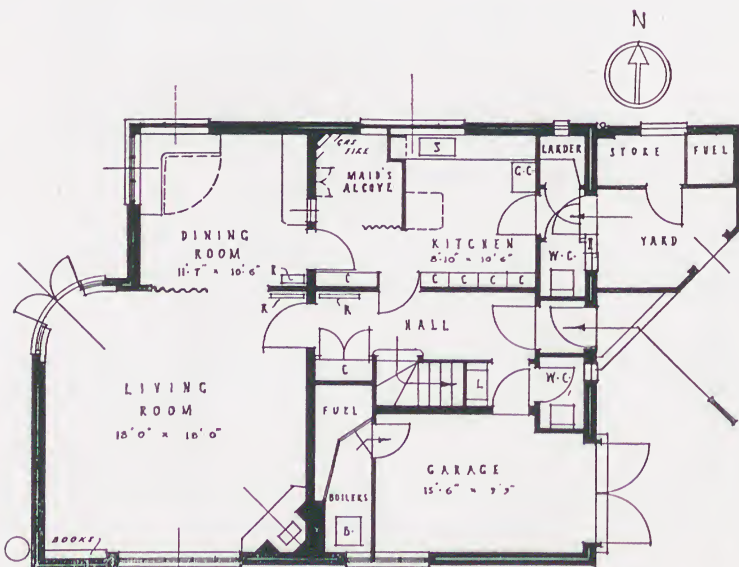
**COST**—£1,450. 1s. 3½d. per cu. ft., inclusive of everything.



*View from the south-west of the house at Tydehams, near Newbury, Berks.*



FIRST FLOOR



GROUND FLOOR



*The south elevation. The south wall of the garage can be seen with flat roof above.*



**SITE**—Narrow sloping site in Holly Park, Crouch Hill.

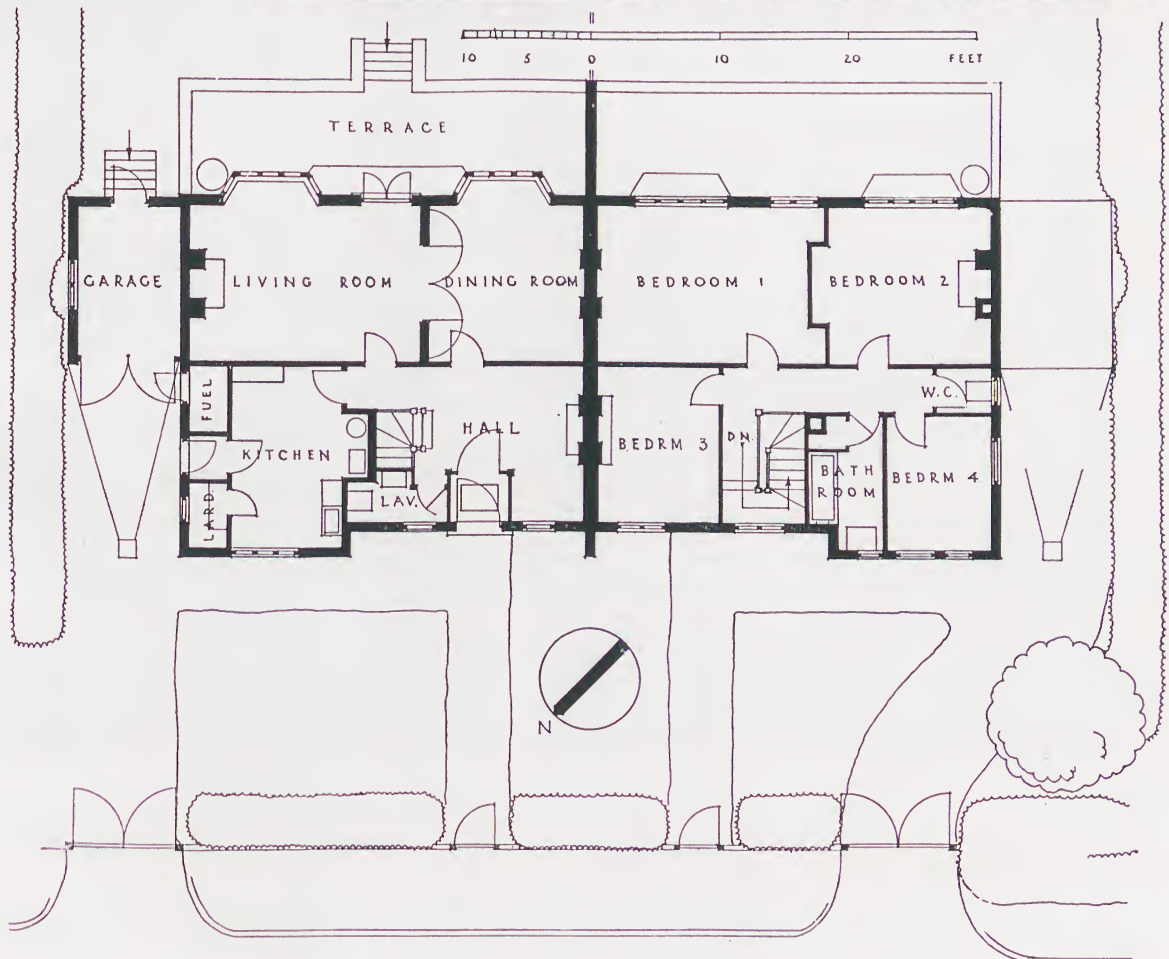
**PLAN**—Principal rooms along south side looking on to garden. Client specified large entrance hall. Access to garden through garage owing to narrowness of site.

**CONSTRUCTION**—Walls are Flettons, 9 in. thick, cement rendered externally, on foundations of Arlesly bricks and concrete. Chimneys in red facing bricks. Main roof laid with double Roman sand-faced Bridgewater tiles, russet-brown colour; garage roof in asphalt. Garden terraces have concrete retaining wall and brick parapet with cast concrete coping. Windows: standard metal in wood frames. Partitions:  $4\frac{1}{2}$  in. brick and breeze block.

**FINISHES**—External rendering in colour-washed cream. Tarred plinth and yellow soffit to eaves. Rooms plastered and distempered. Kitchen floor has red quarry tiles; other floors: oak throughout ground floor and deal above. Bathroom and kitchen have white tile dadoes.

**COST**—£2,810 for two houses.

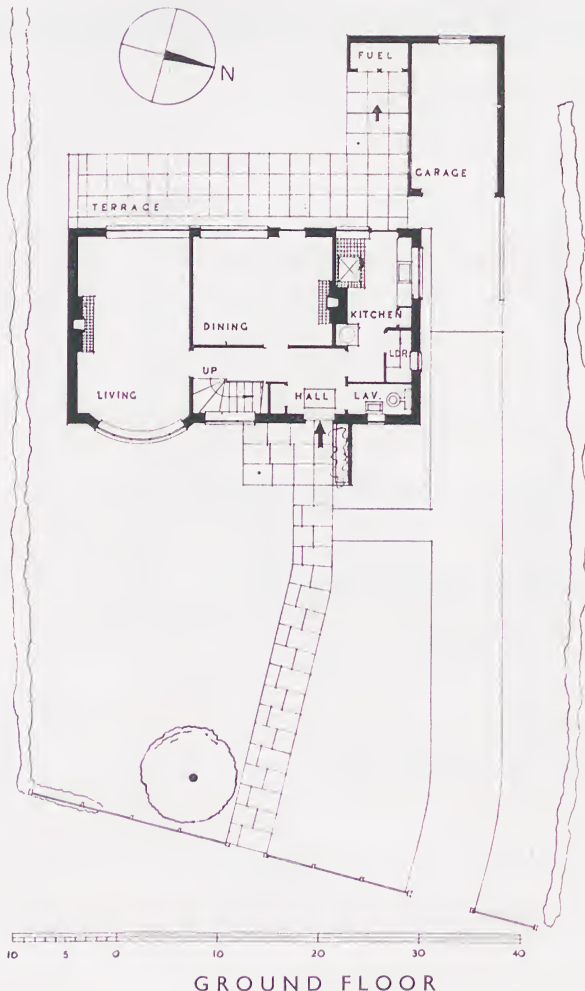
*Right: garden elevation of semi-detached pair of houses.*



GROUND  
AND FIRST  
FLOOR  
PLANS



in association with  
G. BRIAN HERBERT,  
A.R.I.B.A.



**SITE AND PLAN**—Along a by-road in Hertfordshire. Pitched roofs and walls of brick or stone were obligatory. A simple plan shape was used. A detached fuel store, reached under cover, avoids the handling of coal in a small kitchen.

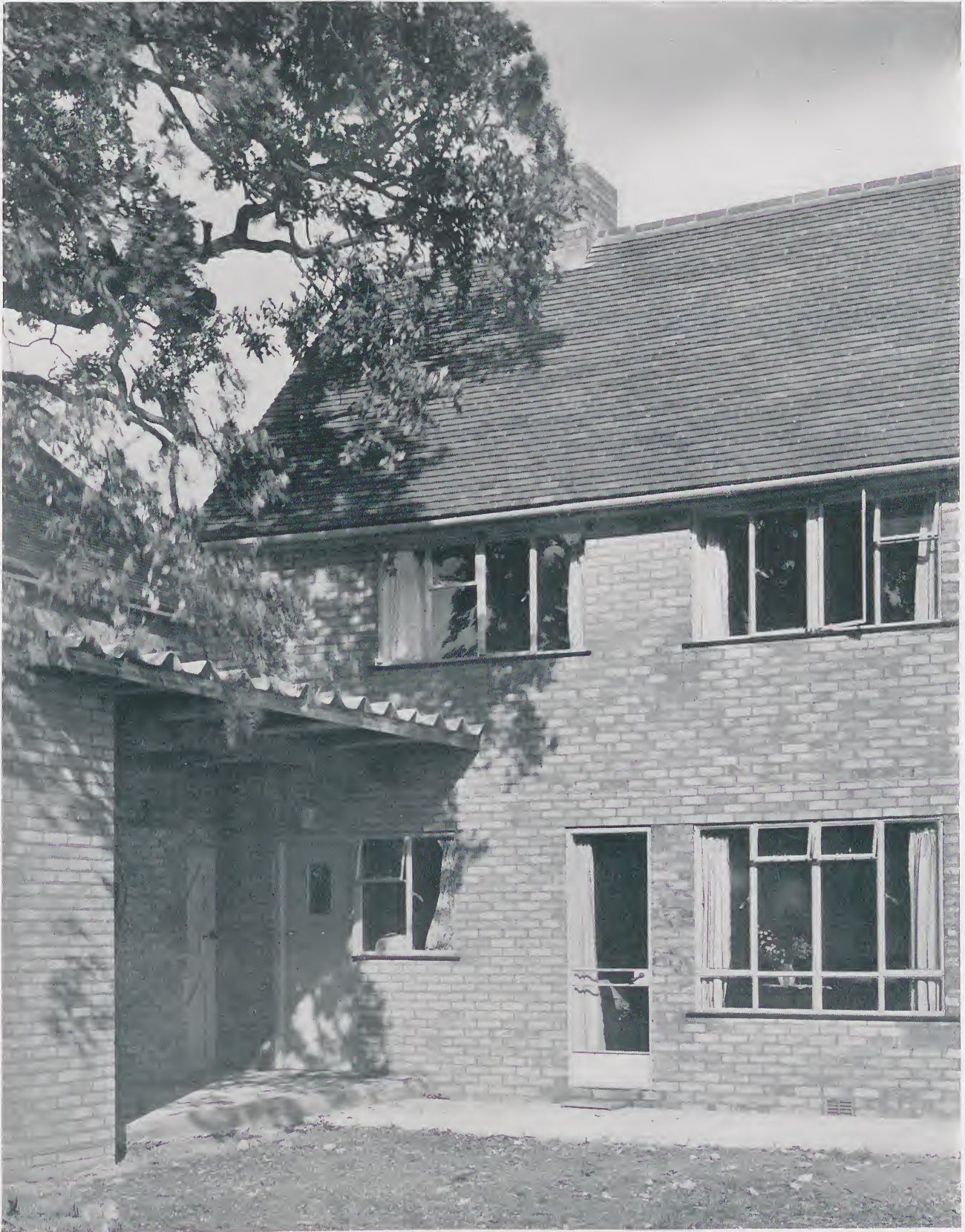
**CONSTRUCTION**—Roman flettons with local stocks for porches. 11 in. hollow walls. Pitched roofs boarded, felted and finished in machine-made, hand-finished brown plain tiles. Flat roofs in patent bituminous sheeting. Loggia roofs in large corrugated asbestos-cement. "One-piece" slate sills and window boards. Paths and terraces in 2 in. artificial stone. Outer-leaf brick coursing over large windows carried on 4 x 3 R.S. angles. Standard steel casement windows.

**FINISHES**—Plastered walls, internally, papered and buff distempered. Tiles in bathroom and kitchen. Flush doors, polished birch, down-stairs. Lino floors in kitchen and bathroom. Oak strip floor in hall.

**SERVICES**—Solid fuel boiler and one radiator. Electric cooker. Water softener. Power and light plugs in each room.

**COST**—£1,050. 1s. 1½d. per cu. ft.





*A detail of the garden front. The glass door leads to the dining-room. The windows are standard steel casements.*





*Left: The south-west elevation; below: a view from the east.*

## STANMORE

RUSSELL PAGE AND G. A. JELlicoe



**SITE**—In Dennis Lane, on old tennis court, with garden sloping down on south-west to existing pond. Connections to road sewer necessitated raising house above tennis court level.

**PLAN**—House planned to secure length and simplicity. Views to south and south-west. Client desired pitched roof, sense of space and provision for outdoor living. Freedom of plan obtained by continuous floors to support first floor partitions independently of ground floor cross walls. This resulted in uniform width of house, 17 ft.

**CONSTRUCTION**—Walls, 9 in. reinforced brickwork, rendered; internal walls, 4½ in. brick; partitions, breeze. Window frames and shutters, wood. Red tiles on roof.

**FINISHES**—Walls of principal rooms finished in cream-coloured sandstone compound paint; bathrooms and kitchen in gloss paint. Floors: main rooms, ground floor, Victorian oak; bathroom and kitchen, tile. Figured woodwork in bedroom No. 1, and in owner's dressing-room by David Joel.

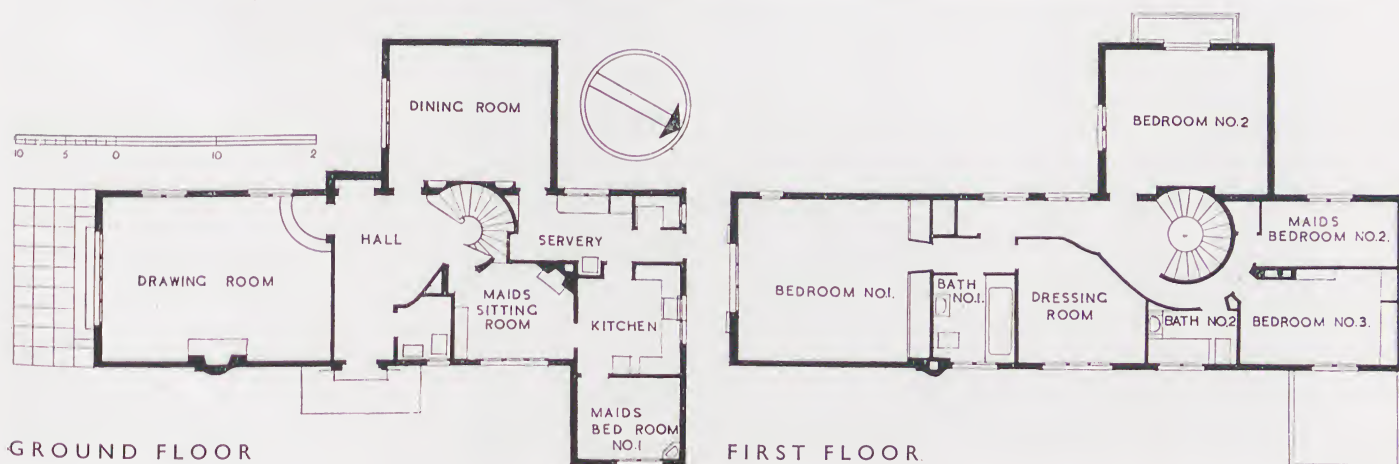
**SERVICES**—Electric and coal fires; hot water from independent boiler.

**COST**—Approx. £2,200. Approx. 1s. 4d. per cu. ft.





*The Loggia and south-east end.*







*Above : the dining-room ; left : the drawing-room. The walls are finished in cream-coloured sandstone compound paint, and the floors are of Victorian oak.*



*The front elevation facing south-south-west.*

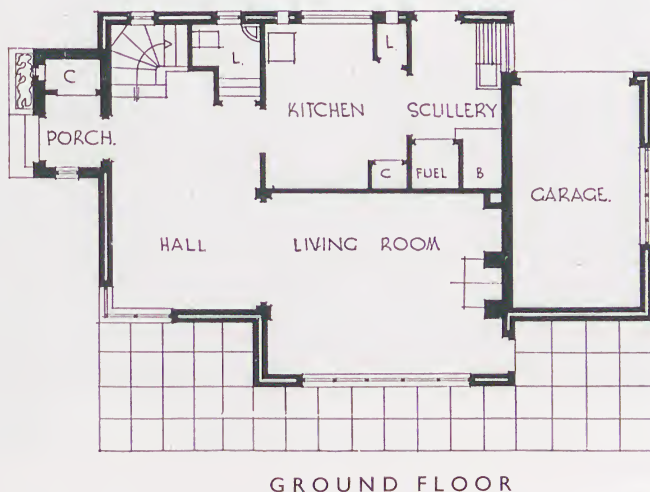
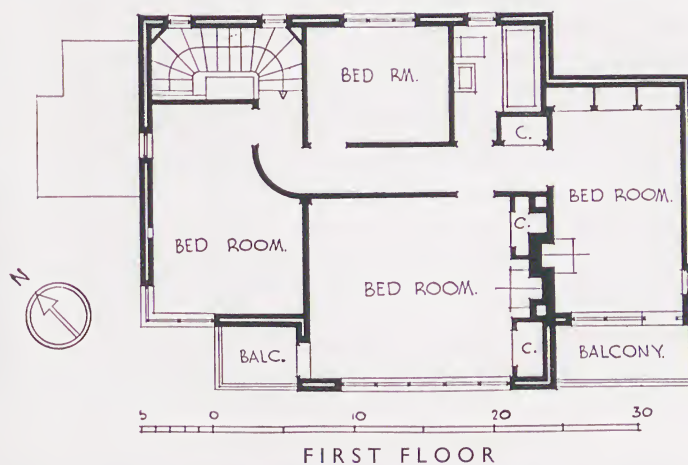
**SITE AND PLAN**—House stands on high site several feet above road level and faces S.S.W. with view over valley. Major rooms planned to get view. Space saved by avoidance of corridors on ground floor. Large hall to serve as dining-room and planned so that circulation from kitchen to front door does not interfere with dining space.

**CONSTRUCTION**—11 in. cavity brickwork on concrete foundations. Partitions: 4½ in. brickwork. Roof: timber joists (9 in. by 2 in. and 9 in. by 3 in.), boards and 1 in. asphalt; insulated with "Celotex" compressed fibre board. Specially made metal windows on front elevation, otherwise standard metal.

**FINISHES**—External: sand-cement rendering finished with white stucco. Internal: "Sirapite" plaster with distemper finish. Floors of 1 in. T. and G. boards on 4 in. by 2 in. joists on ground floor, and 8 in. by 2 in. joists on first floor. Flush plywood-faced doors with wood frames.

**SERVICES**—Heating by hot water; boiler and cylinder supply radiators in hall, dining-room and kitchen.

**COST**—Approx. £1,500. 1s. 5¼d. per cu. ft.







SOUTH ELEVATION

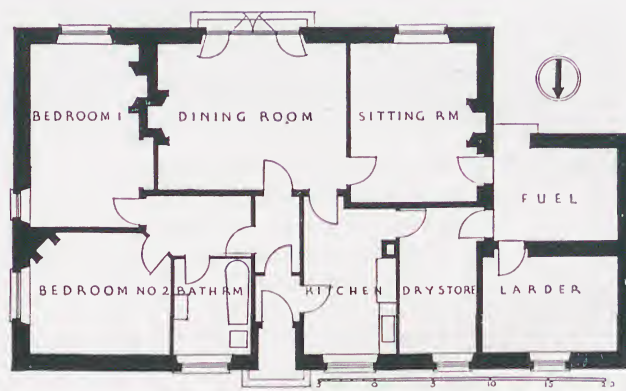


NORTH ELEVATION

**PLAN**—Second sitting-room to be used as office with its own independent external door. Big storage was also required. Bungalow was built for occupation of manager of small country estate, partly farmed. There were no special building or site restrictions to influence planning of bungalow.

**CONSTRUCTION**—Stone rubble walls plastered. Roof of flat “Marseilles” tiles. Partitions of hollow brick. Floors of hexagonal red pressed tiles.

**FINISHES**—Distemper colouring, externally, in stripes of strong pink and cream (a common



PLAN

*View from south-east.*

method of treatment in the locality). Shutters and ironwork painted pale green; window shutters are essential in this part of the country both for shade and security. Internally rooms are finished with distempered plaster. Some chimney-pieces of carved slate and one of red bricks (by request).

**SERVICES**—No special features. No heating installation. Small hot water installation.

**COST**—About £850 to £900.





*Above : the west-south-west front ; below : the entrance front.*

**SITE AND PLAN**—Main outlook faces W.S.W. owing to shape of site and view. Architect's own house. Large sitting-room; other rooms as small as possible for household of seven.

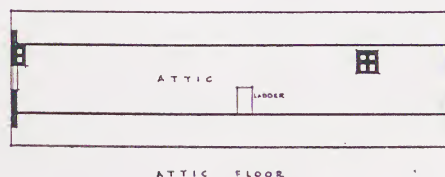
**CONSTRUCTION**—Brick-built hollow walls. Stock facing bricks colour-washed pink, and tarred plinth. Sand-faced roofing tiles. Wood floors. Brick partitions. Sash windows.

**FINISHES** — Sitting-room : distempered and painted white. Dining-room : wall-papered and equipped with blue "Stainax" woodwork. Bedrooms : some distempered, others wall-papered. Floors : oak boards in sitting- and dining-rooms, deal elsewhere. Doors : six panelled. Tiles round fittings in bathroom

and kitchen. Woodwork on landings No. 1 and No. 4 in deal, and on other landings in "Stainax."

**SERVICES**—"Ideal" boiler. Radiator in dining-room. Electric heaters. Gas cooker.

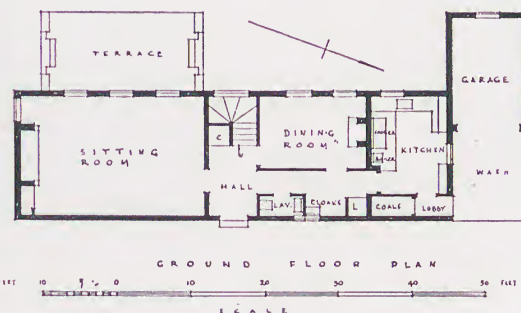
**COST**—£1,850. 1s. 3d. per cu. ft.



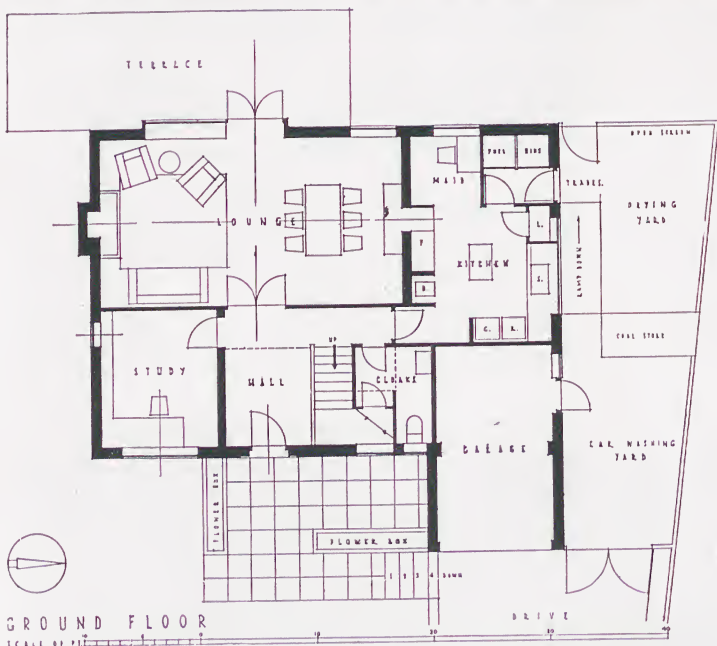
ATTIC FLOOR



FIRST FLOOR PLAN







**PLAN**—Clients required large combined living and dining space and spacious entry. Pitched roof required. Excellent westward view down garden over falling ground from living-room and principal bedrooms.

**CONSTRUCTION**—11 in. brick cavity external walls. 4½ in. brick and 3 and 2 in. breeze for partitions. Ground floor: 6 in. waterproofed concrete slab; first floor: timber joists. Roof: timber, covered with pantiles. Metal windows

set direct into brickwork; drawn aluminium sills. Front door hood: reinforced concrete, painted. Note non-structural brick-facing to concrete lintels over windows. Clients desired multi-coloured facing bricks for walling.

**FINISHES**—Floors: study, kitchen and first floor, narrow-width deal. Kitchen and bathroom walls: tiled and painted. Built-in wardrobes and hanging cupboards to bedrooms.

**SERVICES**—Coal fires in lounge and best bedroom. Electric heating and cleaning points in all rooms. Central heating to ground floor rooms and garage. Radiators and hot water from coke boiler coupled to gas-fired boiler (latter is automatic standby to former).

**COST**—£1,330 (contract price), including drive, fencing, paving and site works. 11·65d. per cu. ft.



FIRST FLOOR.





*Above : the built-in fitment in kitchen, containing crockery, etc., and a hatchway through to dining portion of lounge. Right : the staircase, made of deal, with solid plastered balustrade and oak capping. Below : the lounge. The floors of lounge and hall are laid with oak strip, and the walls and ceilings throughout house are of Sirapite plaster, generally distempered.*



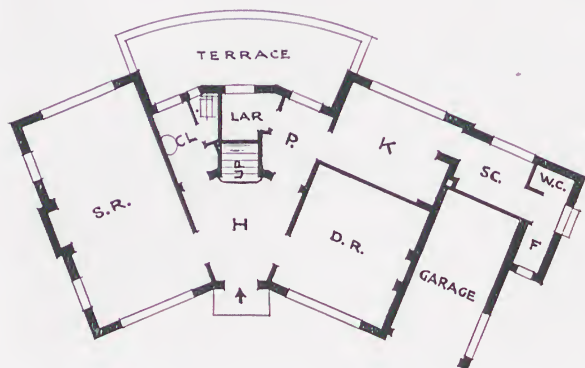


# NEWCASTLE

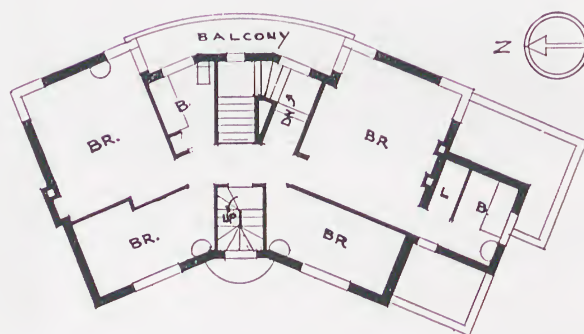
CACKETT, BURNS DICK AND MACKELLAR



Above : the entrance front of The Wedge, Fenham, Newcastle.  
Below : the garden front.



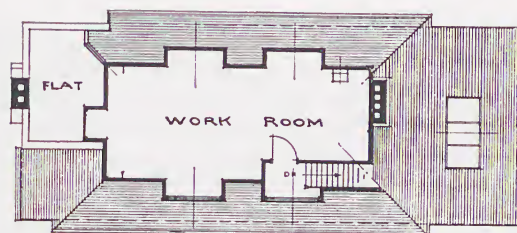
GROUND FLOOR



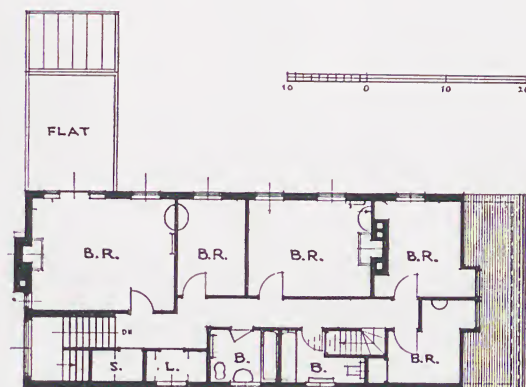
FIRST FLOOR





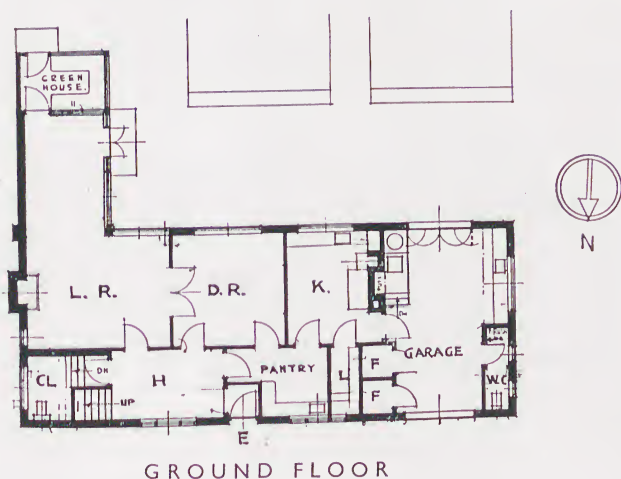


SECOND FLOOR



FIRST FLOOR

Top, left: the entrance front of Red Ridge, Edgehill, Ponteland. Centre, left: the garden front of Red Ridge. Below: looking through to the living-room from the dining-room; the fireplace surround is in quartzite marble.



GROUND FLOOR







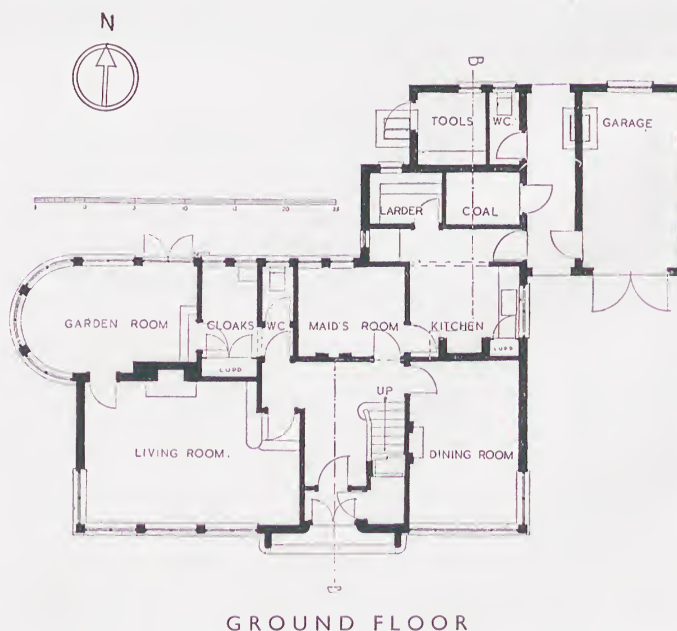
*The south (entrance) front.*

**SITE**—In Wrottesley Road, Tettenhall, Staffs ; long, narrow site, running north and south. Road is on south side and other houses adjoin site, that on east being close to boundary.

**PLAN**—Garden-room has semicircular end to catch sun after midday, the terrace outside it being sheltered from neighbouring houses on east side by projecting larder and garage. Floors of living-room and garden-room are 10 in. lower than general floor level. This allows smaller rooms on ground floor to be 8 ft. 3 in. from floor to ceiling, and living-room to be 8 ft. 11 in.

**CONSTRUCTION**—Walls : 9 in. brick, cement rendered and colour washed ivory. Windows : steel, painted ivory to match walls. Copings : cast stone. Ground floor windows have reinforced concrete heads, piers and sills.

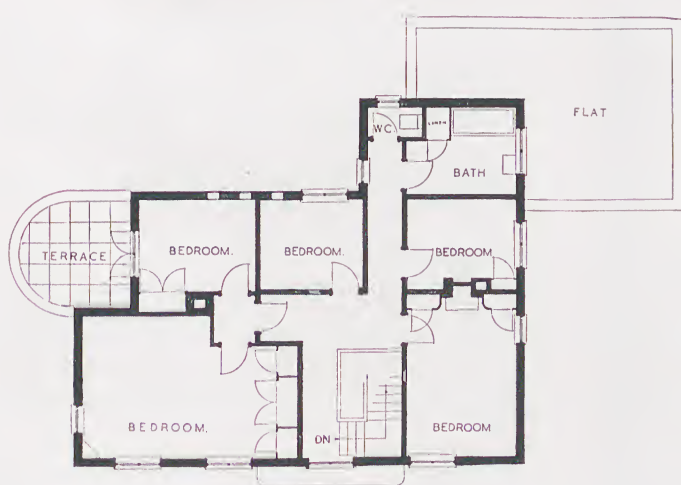
**FINISHES**—Roof finished with bituminous felting. Floor finishes are : garden-room, cloaks and kitchen, brown tiles ; living-room, oak blocks ; hall, oak strip ; other floors, deal boards. Flush doors are veneered oak or painted, and







*The living-room showing the built-in fitting consisting of sofa, wireless set and cocktail cabinet in laminated board, oak veneered.*



FIRST FLOOR PLAN



SECTION B-B

built-in cupboards have laminated flush doors. Built-in fitting in living-room, consisting of sofa, wireless set and cocktail cabinet, in laminated board.

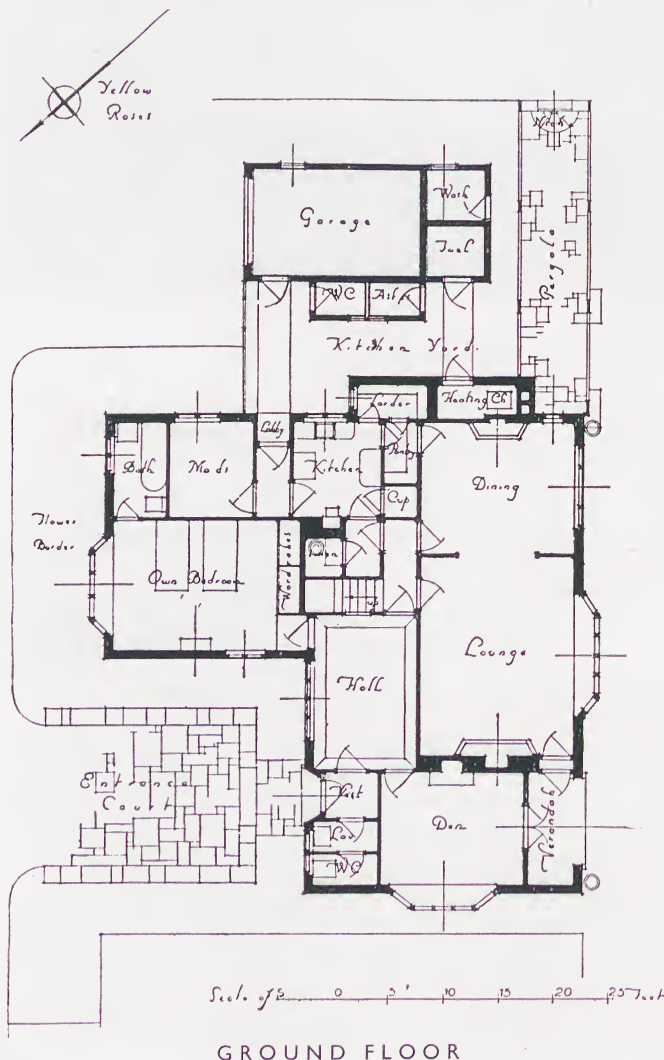
**SERVICES**—Coal fires are installed in living-room and one bedroom, and gas fires in other rooms. Domestic hot water is from kitchen range. Under the big windows are electric tubular heaters.

**COST**—£2,000, including built-in fittings, but excluding drive and terrace works.





*A view from the south of Thatch, Wollaton Park, two miles from Nottingham.*



**SITE**—House stands in Wollaton Park, near old Wollaton Hall, originally a private estate. Overlooks golf course to south. To north-west is very fine avenue of lime trees.

**PLAN**—Planned to be run by two maids. Lounge arranged as one large room with dining recess at east end. Den planned as study or sewing-room opening on to verandah overlooking tennis court. Main bedroom on ground floor has private bathroom and w.c. Kitchen made as compact as possible, surrounded with larder, china pantry and pot lobby, general cupboard and linen-room. Small sitting-room arranged for maids with private entrance from back door. First floor has guest's bedroom, two children's bedrooms and double bedroom for maids with additional bathroom and w.c. Garage and outbuildings in separate block on east side.

**CONSTRUCTION**—Brick walls with white stucco finish; plinth of small local sandstock bricks of brindled colour. Roof thatched with Norfolk reeds; tiled garage roof.

**FINISHES**—Woodwork of windows painted pale green, and trellis-work pillar-box red. Wall-paper on walls and ceiling of lounge and dining-room; oak floor. Hall panelled with raised (bevelled edges) gilt square panels; oak floor. Open oak grille between stairs and hall. Tiled floors and walls in kitchen, larder, etc.

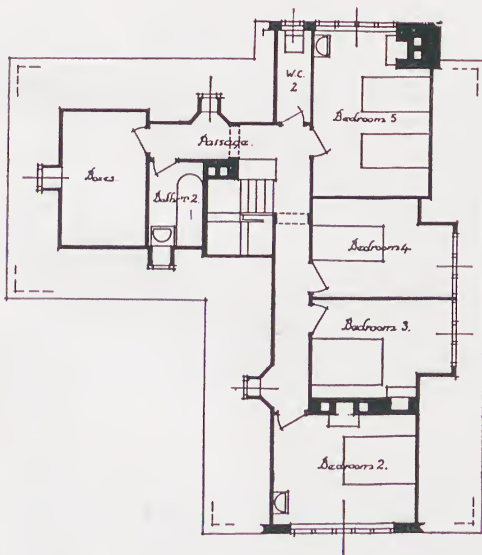
**SERVICES**—Ceiling panel heating on ground floor. Wall panel heating on first floor. Coal fires in lounge, den and main bedrooms. Independent domestic hot-water boiler in kitchen.

**COST**—£2,100.





*Right : the south-west front. The walls are wood floated in white cement and white stone dust, and the plinth is of local sandstock bricks. Below (right): the hall.*



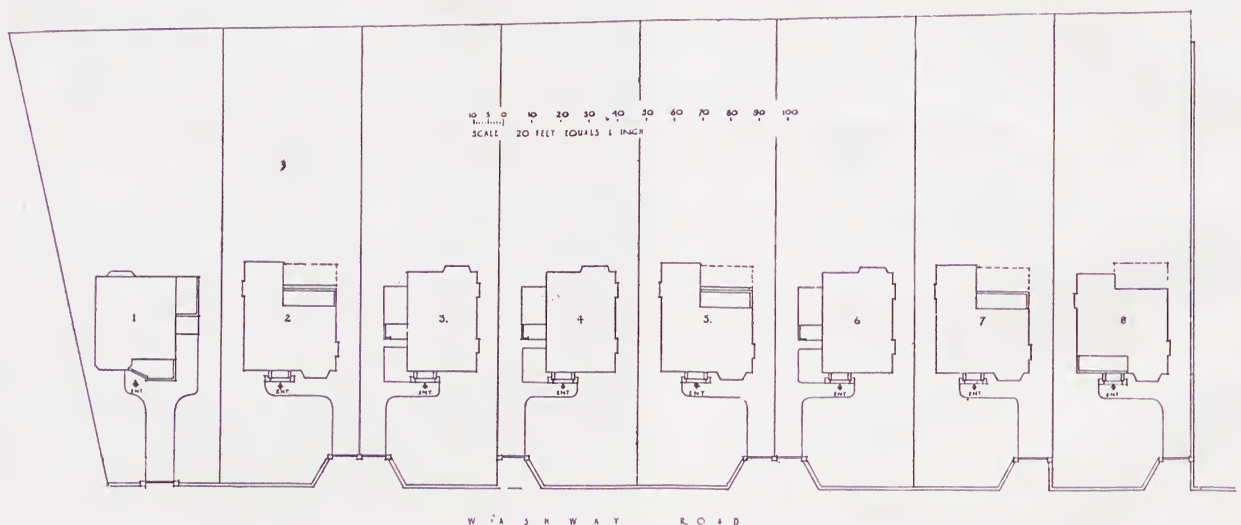
FIRST FLOOR







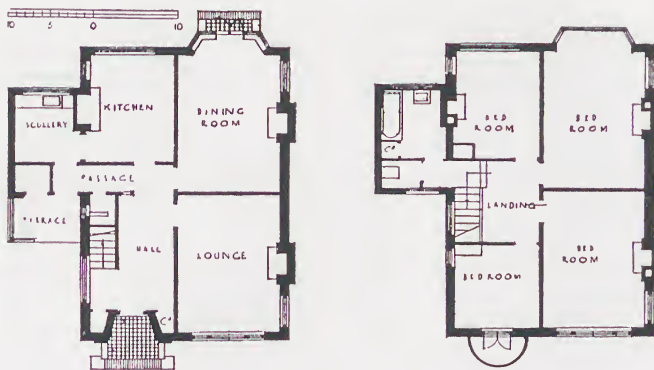
*Above : The fronts of the eight houses ; below : the site plan.*



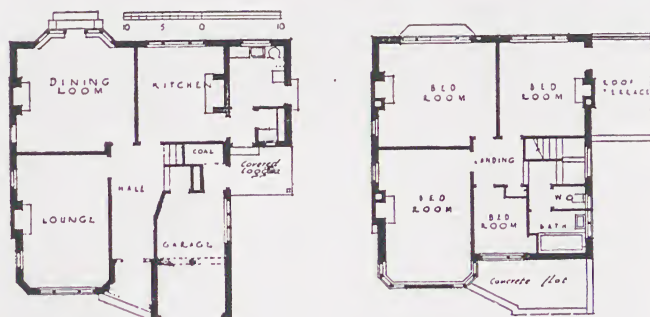
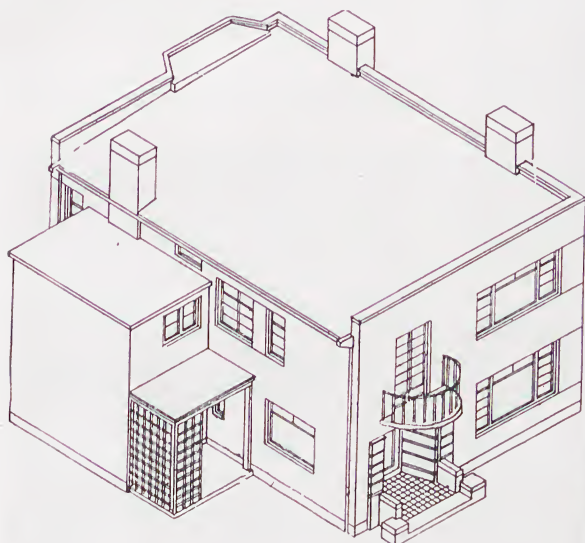
**SITE, ETC.**—Group of eight houses for professional class families, in Washway Road (part of main Manchester to Chester road), on Homelands Estate, which has already been developed by owners with smaller houses. One was designed and built to order, and remainder were designed in three types and offered for sale on completion. First type, of which three houses were built, is for small families. This type could be used either as four-bed-roomed or two-bed-roomed house—one of the two

smaller bedrooms serving as dressing-room and the other as sun-room. Second type (three houses also built) could be used by a professional man, such as doctor or dentist. Smaller room on ground floor would serve as surgery, consulting-room or study. Third type (one only was built) was definitely designed for doctor or dentist. Sites have frontage facing approximately north-east. They are deep with good outlook to rear, principal aspect. Houses are set well back from main road.

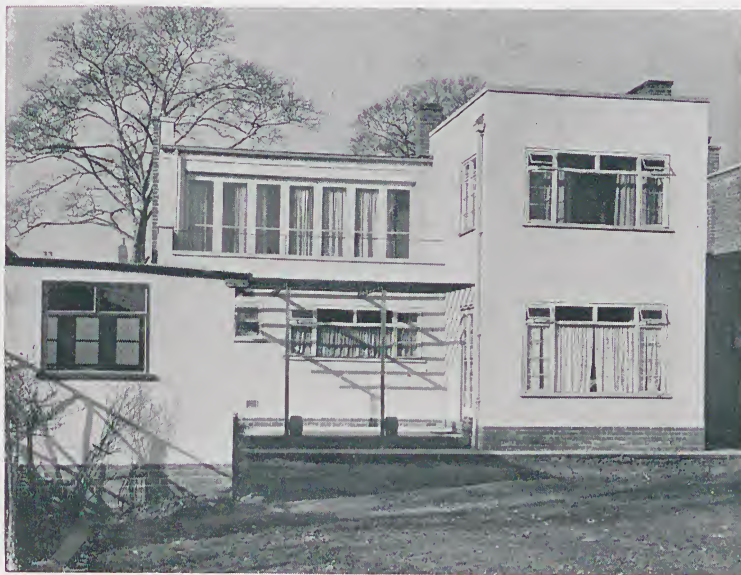




Above are the ground and first floor plans of the type (Nos. 3, 4, 6) designed for a small family. An isometric drawing of the same house is below.



Above are the ground and first floor plans and a drawing of the main elevation of house No. 1, designed and built to order.



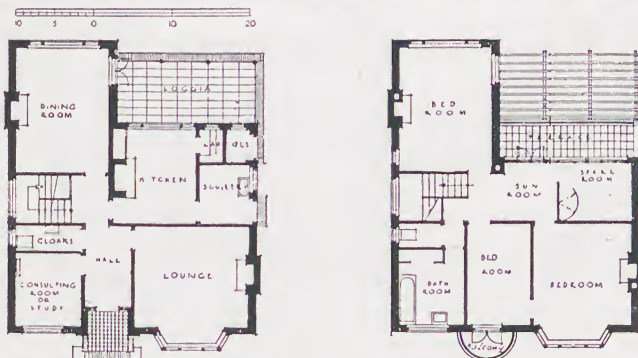
**PLAN**—Each type of house specially designed for aspect and to trap as much sun as possible. Average purchaser in district is not interested in houses in which all principal rooms face away from road, no matter what their aspect may be. Thus one principal room in each house is designed on road elevation.

**CONSTRUCTION**—External walls: 11 in. brick, with stucco finish. Windows: steel in wood frames. Floors and roofs of timber, roofs being felted and asphalted. Internal walls are brick.

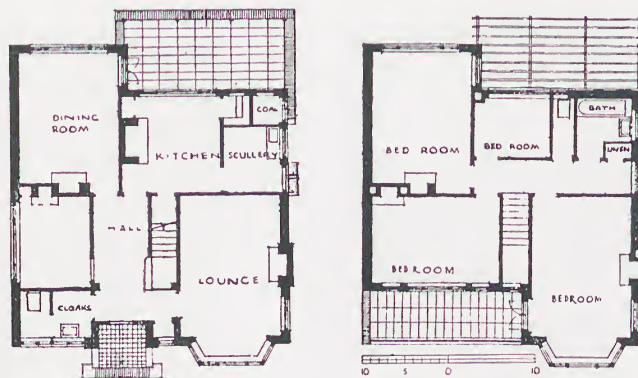
**FINISHES**—Internal decorative treatment simple and in cheerful colours; fittings and finishings un moulded. Bathrooms tiled to dado height and baths cased in.

**COST**—Average selling price per house, £875.

On the right is shown the garden front and plans of one of the houses (Nos. 2, 5, 7), built for a professional man.







*Left: the entrance front of the third type (No. 8) built for a doctor or dentist. The ground and first floor plans are shown above.*

## KENTON, MIDDLESEX

WALKER AND WESTENDARP

**SITE AND PLAN**—Actual frontage of each plot, 24 ft. It was stipulated by developers of estate that planning, accommodation and equipment should be exactly similar to their normal type of house selling at same price, any saving caused by omission of external excrescences to be used in obtaining better finish. Thus no alteration was made in plans except that bay windows have been shorn off and rooms slightly enlarged. The pair of houses represents an attempt by a firm of estate developers to provide seemly and up-to-date dwelling for man with less than £1,000 to spend. Each house is intended to be sold at £850, or 24s. 6d. weekly, including land and space for garage.

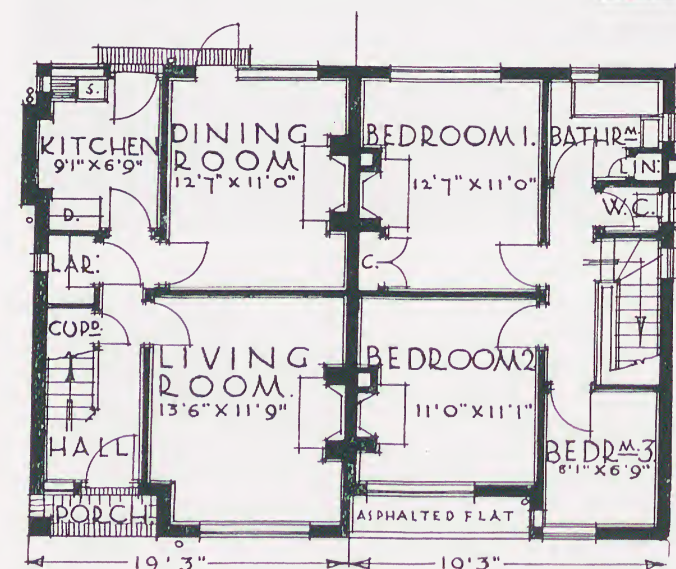
**CONSTRUCTION**—9 in. brick walls, rendered externally in white cement concrete, with a certain amount of facing bricks, and wooden floors. Flat roof is of patent reinforced hollow blocks, covered with two layers of asphalt. Sills, external



and internal, are of black quarry tiles, and a course of similar tiles is set on top of parapet walls. Windows are standard metal frames built direct into brickwork, but with vertical bars omitted; they are painted bright green.

**SERVICES**—Kitchens are fitted with gas cooker, small heating boiler and built-in dresser.

**COST**—Approximately £990 the pair.



$\frac{1}{2}$  GROUND FLOOR PLAN  $\frac{1}{2}$  FIRST FLOOR PLAN



*Above is the view of the entrance front, facing the road, of the pair of houses at Kenton, Middlesex. The plans are on the left.*



**SITE AND PLAN**—Houses (known as types A and C) were built in pairs and are part of housing scheme at Welwyn Garden City. Site was laid out with twelve houses to acre and followed roads as planned by Welwyn Garden City Ltd. Houses were planned for north and south aspects and are of three-bedroom non-parlour type with outside sheds. Traditional Hertfordshire cottage style of design was followed as far as possible.

**CONSTRUCTION**—External walls: 11 in. cavity brick walls. Internal walls:  $4\frac{1}{2}$  in. brick and 22 in. breeze slabs. Boarded floors except for granolithic in kitchen; pantile roof over felt. Multi-coloured facing bricks. Wood casement windows.

**FINISHES**—Windows and door frames painted cream, front doors and hoods painted dark green. Internal walls plastered. Woodwork stained with green solignum. Dressers built into living-rooms.

**SERVICES**—Electric or gas cookers, choice being left to tenants. Hot water supplied by means of simple ejector from the copper to the bath, thereby saving both initial and maintenance costs, no tank being necessary in roof space; internal plumbing is therefore reduced to minimum.

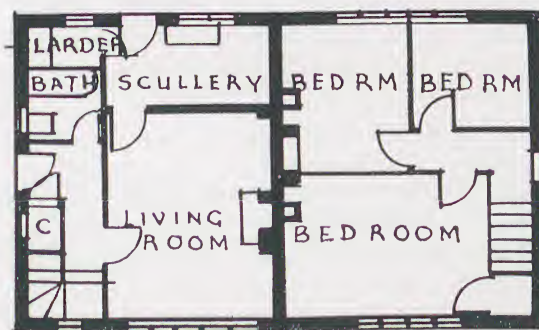
**COST**—£326 per house (including sheds, concrete paths, wire fencing, gates and hedges). 8d. per cu. ft.



*A pair of houses (type A). All the houses are wired for electric lighting and power, and have a power point in the kitchen for an electric cooker, and one in the living-room for heaters or wireless.*



N

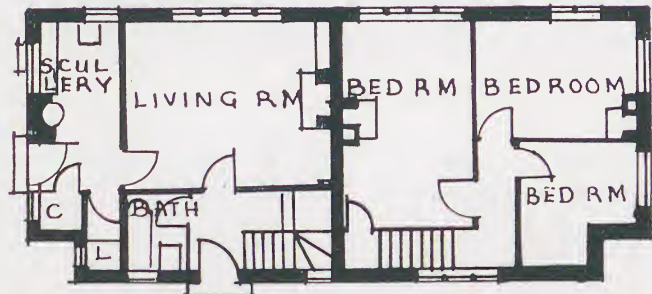


GROUND FLOOR PLAN FIRST FLOOR PLAN

Type A



N



GROUND FLOOR PLAN FIRST FLOOR PLAN

Type C





# GIDEA PARK

The houses illustrated on this page, and pages 87, 92, 93, and 108, were selected to be built in a competition (held by the Directors of Gidea Park Ltd.) to provide various types of well-planned small houses at a low cost. The houses were exhibited at the Modern Homes Exhibition, Gidea Park, Essex, in 1934.

*House by Geoffrey F. Ransom.*

**SITE AND PLAN**—35 ft. site frontage on north of road. Minimum accommodation, three bedrooms and garage. Windows omitted from flank walls owing to other houses.

**CONSTRUCTION**—External walls: Fletton brick (11 in. cavity). Internal walls: 4½ in. brick where possible; elsewhere studding. Ground floor: quarry tile and wood board on solid concrete foundation. First floor and roof: wood joist, latter asphalted. Metal casements.

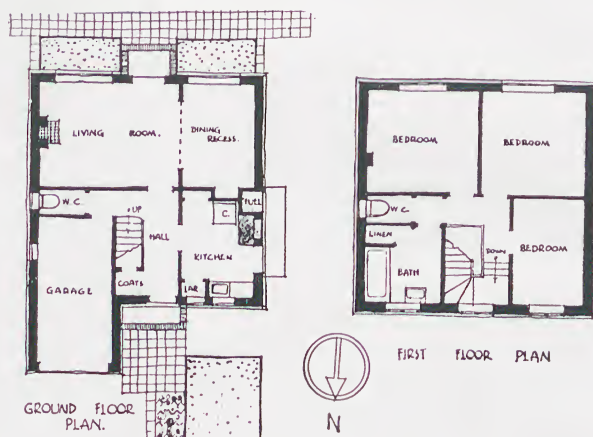
**FINISHES**—Cream waterproof distemper on external walls; tarred plinth. Woodwork painted different tints in each room with cream distempered walls throughout. Tile fireplace surround to living-room. Bathroom tiled to dado height, rubber floor.

**SERVICES**—Coal fire to living-room. All rooms plugged for electric fires. Electric water heating thermostatically controlled Electric cooker.

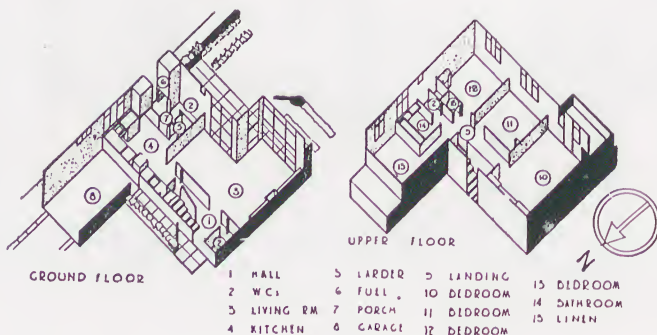
**COST**—£638.



*By Geoffrey F. Ransom.*



*By H. Spence Sales.*



*House by H. Spence Sales.*

**PLAN**—Plan was governed by competition conditions for design of house to cost about £800. House contains living-room, kitchen, four bedrooms, one bathroom and garage. One wall of living-room is almost entirely of glass, providing good lighting and open-air facilities in summer.

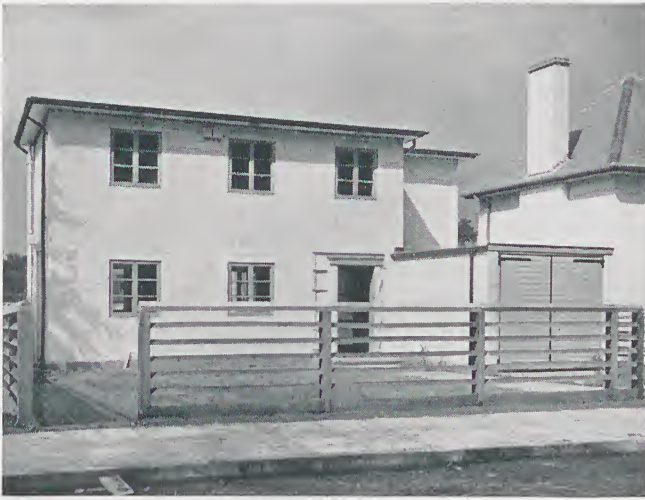
**CONSTRUCTION**—Structure of reinforced concrete. External walls: 4 in. concrete and insulating board. Concrete roofs. Internal walls of breeze blocks. Floors of masonite rubber.

**FINISHES**—Internal decorative treatment with distemper. Colours were chosen in collaboration with contemporary decoration group. Murals, furnishings, etc., by contemporary decoration group.

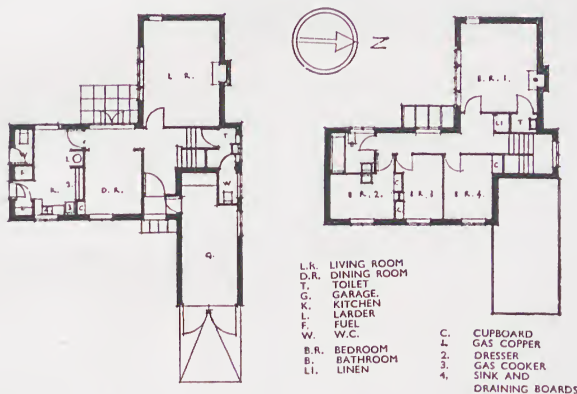
**SERVICES**—Hot water services supplied by an "Ideal" boiler.

**COST**—£822. 11·8d. per cu. ft.





*By Scott, Chesterton and Shepherd.*



*House by Scott, Chesterton and Shepherd.*

**SITE AND PLAN**—Approach from east. East and west aspect. Detached house required with living-room, dining-room, four bedrooms, bathroom, kitchen, etc., and garage.

**CONSTRUCTION**—11 in. cavity brick external walls. Timber roofs, covered with asphalt composition. Garage roof, 3 in. concrete asphalted. Plaster block partition walls. Sand lime brick facings. Primrose stock brick plinths. Wood casement windows.

**FINISHES**—Hard plaster throughout. Walls to rooms and staircases papered. Bathrooms, kitchen and lavatories painted and distempered. Floors: boarded generally, tiled in kitchen, lavatories and entrance lobby; “Matai” flooring to sitting-room, dining-room and hall; buff quarry tiles in outer hall; bathroom white-tiled up to 5 ft. Doors natural wood covered with two coats cellulose lacquer. Stained kitchen joinery. Gas fire surrounds to hearths of Hopton wood stone.

**SERVICES**—Electric cooker, gas hot-water boiler and gas copper.

**COST**—£900. 1s. 0 $\frac{3}{4}$ d. per cu. ft.



*By Geoffrey F. Ransom.*

*House by Geoffrey F. Ransom.*

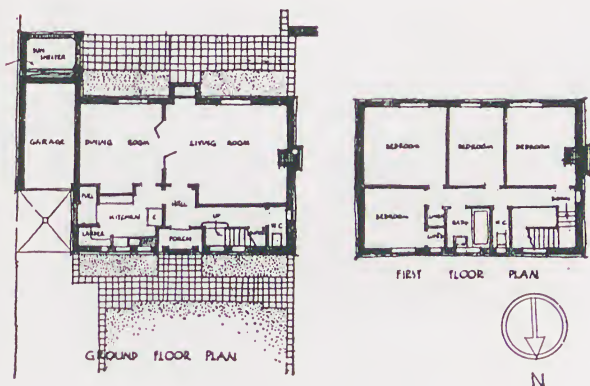
**SITE AND PLAN**—45 ft. site frontage on north of road. Minimum accommodation, four bedrooms and garage. Windows omitted from flank walls.

**CONSTRUCTION**—External walls: Fletton brick (11 in. cavity). Internal walls: 4 $\frac{1}{2}$  in. brick where possible; elsewhere studding. Ground floor: quarry tile and wood board on solid concrete foundation. First floor: wood joist. Roof: green pantiles bedded on lath and mortar. Painted metal casements in wood frames.

**FINISHES**—Cream waterproof distemper on external walls. Woodwork painted different tints in each room with cream distempered walls throughout to give common base for colour schemes. Brick fireplace surround to living-room. Bathroom tiled to ceiling height (green tiles).

**SERVICES**—Coal fire to living-room. All rooms plugged for electric fires. Electric water heating thermostatically controlled. Electric cooker.

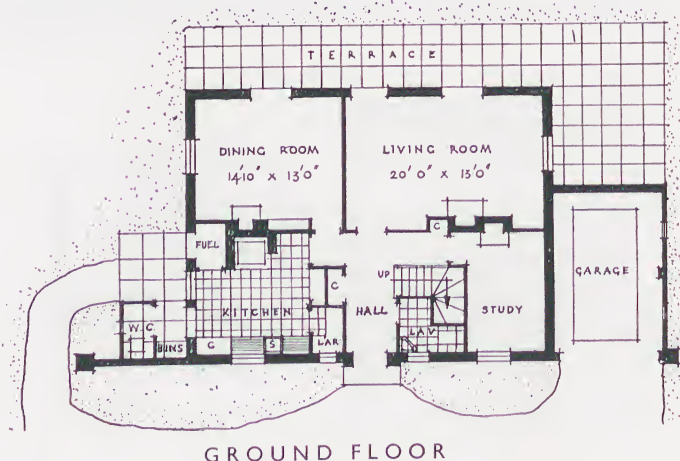
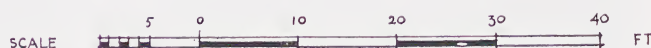
**COST**—£872.







*Left: the garden elevation; below (left): a general view of the entrance front.*



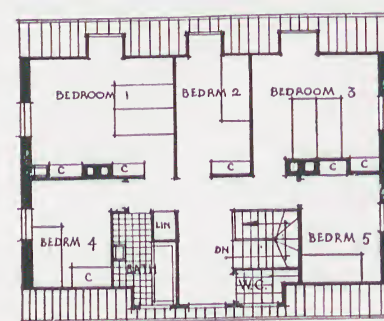
**SITE AND PLAN**—Site about  $1\frac{1}{4}$  acres, 350 ft. high, sloping to south, with views over to Isle of Wight; approach on north. Plan requirements: three sitting-rooms, five bedrooms, external and internal approach to fuel, three w.c.'s; one maid to run house.

**CONSTRUCTION**—Walls: 11 in. cavity brickwork. Roof: pantiles on felting and rafters. Partitions:  $4\frac{1}{2}$  in. brick and breeze. Floors: wood block in hall and study; 4 in. T. and G. in living- and dining-rooms; lino in service quarters; 6 in. T. and G. upstairs. Standard metal windows.

**FINISHES**—External: brickwork colour washed pinkish white; tarred plinth; rainwater pipes, etc., painted grey, windows ivory, doors sky-blue. Internal: generally plaster, wood float finish and distempered; bathroom and all woodwork painted; flush doors and black bakelite furniture; solid balustrading to stairs; ply on framing fitted cupboards in bedrooms; fitted sideboard, dresser and sink-cupboard.

**SERVICES**—Light and water from mains; cesspool drainage; "Ideal Cookanheat" stove; radiator on landing and heating coil in linen cupboard; coal and electric fires.

**COST**—£1,180, including drive and fencing, excluding garden and terrace.  $11\frac{1}{2}$  d. per cu. ft.





**SITE AND PLAN**—Site is part of old garden, with aspect south and west, bordered by lane along east boundary. Very exposed from north-west. House placed to get maximum protection from group of trees on north boundary, and for easy access from lane on east boundary. No particular restrictions other than total cost and client's requirements as to materials and general type of design; long low house with traditional external materials from local sources was wanted. Accommodation required: large living-room, one good-sized bedroom and two small rooms; workroom convertible into future garage for small car; plant house.

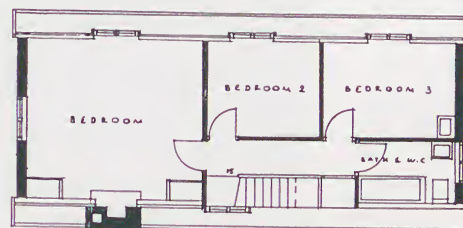
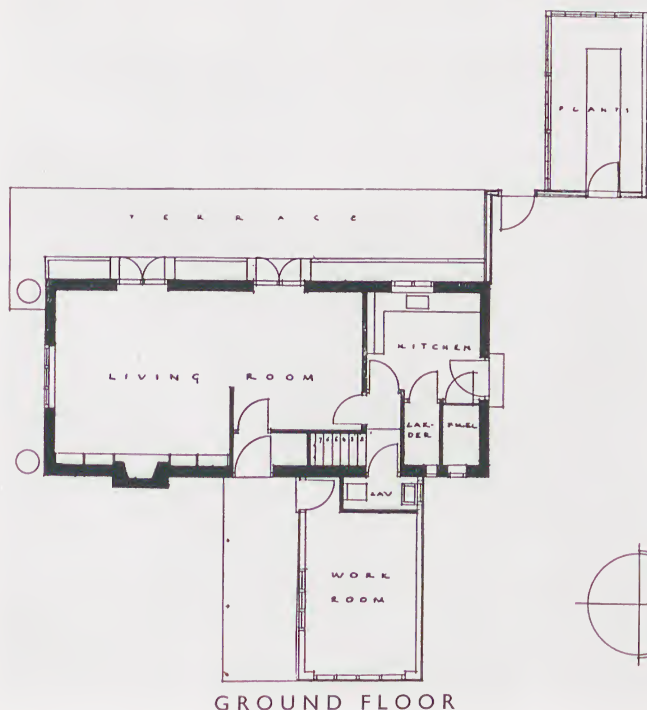
**CONSTRUCTION**—Cavity brick walls. Tiled roof. Brick internal walls. Bricks and tiles supplied from brickfield in village. Columbian pine floors. Windows and doors of timber to detail drawings.

**FINISHES**—Plaster walls and ceilings distempered. All ceilings hard plaster on expanded metal lathings; Columbian pine floors secret nailed in narrow widths. Built-in kitchen furniture, cupboards, shelving, etc.; built-in cupboards to bedrooms and built-in bookcases to sitting-room (chestnut).

**SERVICES**—Electric cooker. Electric stoves and open fires. Hot water boiler behind plant house; radiators to plant house separately controlled.

**COST**—£800.

*Above: a view of the house at Clapham, Sussex, from the south-east. Right: a view from the south-west.*



10 5 0 10 20 30 FEET

FIRST FLOOR





**CONSTRUCTION**—External walls are cavity walls built of brick, colour washed white with tarred plinth. Roof is laid with Roman tiles. Internal walls are brick and breeze. Windows are Hope's standard metal casements.

**FINISHES**—The walls and ceilings of the principal rooms are finished in rough plaster of an oatmeal shade. The floor of sitting-room is oak boarded., Each step of staircase is built up

of two baulks of solid oak. Staircase has oak handrail, and front door is of oak. Built-in furniture is in deal, painted, with flush doors. Internal doors are Venesta. Flush doors painted, except for sitting-room, which has a veneered walnut door.

**SERVICES**—There is a small service lift from kitchen to bedroom No. 1.

**COST**—£1,650 ; 1s. 7½d. per cu. ft.

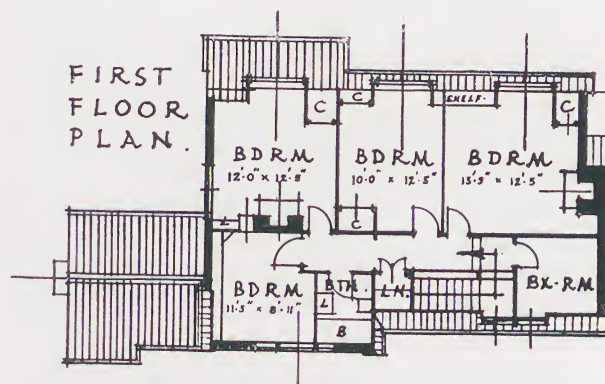
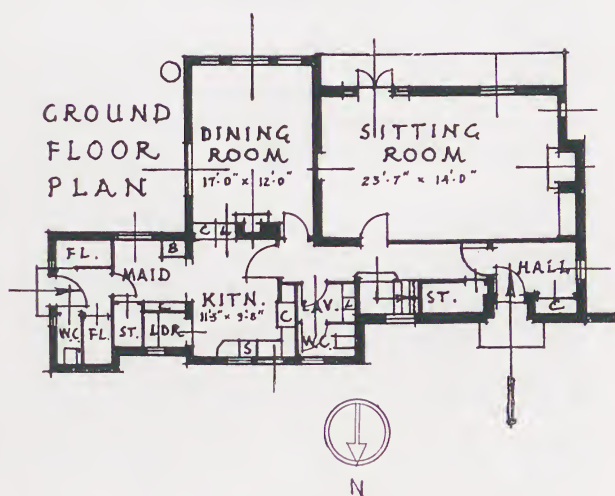
*Above : the view from the north of the entrance front. Right : the garden front. Access to garden is by French windows opening out of sitting room.*







*On the right is the sitting - room, the floor of which is oak boarded. Below (left) is a view of the staircase, also made of oak. The entrance hall is seen through the open doorway.*

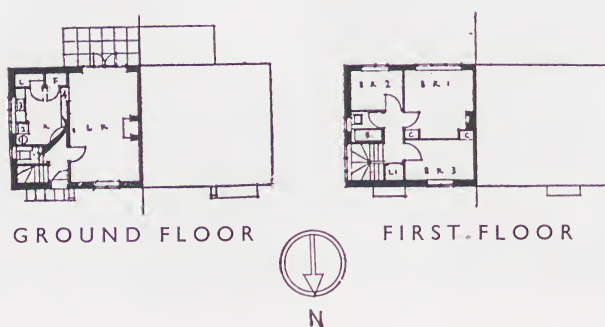




# GIDEA PARK



*By Scott, Chesterton and Shepherd.*



*House by Scott, Chesterton and Shepherd.*

**SITE AND PLAN**—North and south aspect of site. Approach from north. Semi-detached with living-room, kitchen, etc., 3 bedrooms and bathroom to each unit.

**CONSTRUCTION**—11 in. cavity brick external walls. Timber roofs covered with McNeill's combinite asphalt. Pioneer block partition walls. Pioneer plaster throughout. Sand lime brick facings. Primrose stock brick plinths. Wood casement windows.

**FINISHES**—Walls to rooms and staircases papered. Bathrooms, kitchens and lavatories painted and distempered. Floors: generally boarded; tiled in kitchen, lavatories and entrance lobby; "Matai" flooring to living-rooms. Doors: natural wood covered with 2 coats cellulose lacquer. Kitchen joinery stained. Gas fire surrounds and hearths in Hopton wood stone.

**SERVICES**—Electric cookers. Gas and hot-water boiler (Ascot) and gas coppers.

**COST**—£800 per pair. 1s. per cu. ft. (see note on page 86).

*House by Minoprio and Spencely.*

**PLAN**—Good-sized rooms placed so that house is easy to run. Hall of reasonable size, with cloakroom provided by placing main entrance at side. Two principal rooms get sunshine; other two overlook garden. Garage kept well back from road.

**CONSTRUCTION**—External walls: 9 in. brick rendered. Internal walls: 4½ in. brick. Partitions: 3 in. breeze concrete. Floors: wood joists, covered with 1 in. T. and G. boarding. Roof: wood joists, ¾ in. boarding finished with patent roofing of ply bitumen layers with ½ in. macadam finish. Brick walls rendered externally with Snowcrete and Cullamix; black plinth, white above, bands in green. Metal windows set direct in brickwork.

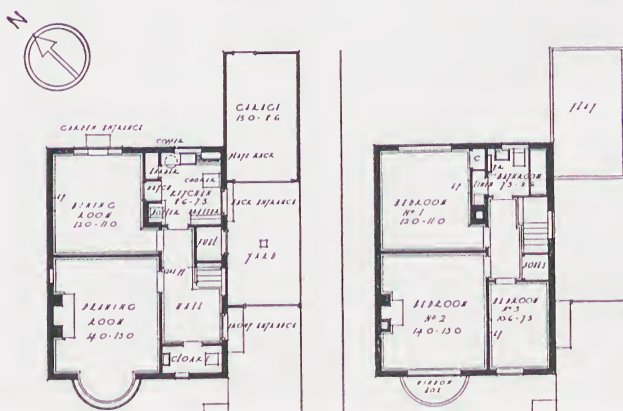
**FINISHES**—Windows painted terra cotta colour; black sills. Eaves soffit, canary yellow. Gutter, down pipes, front door as windows. Walls and ceilings plastered and distempered, except kitchen and bathroom, which are in Keene's cement and painted. All joinery in deal and painted, except for staircase, which has birch ply balustrade, wax polished finish.

**SERVICES**—Two coal and three electric fires. Independent H.W. boiler. Gas cooker. Gas copper, preparation table. Hatch from kitchen to dining-room.

**COST**—£650. 10½d. per cu. ft. 1s. per cu. ft. inclusive of ground and fees (see note on page 86).



*By Minoprio and Spencely.*





*House by J. Moore Simpson.*

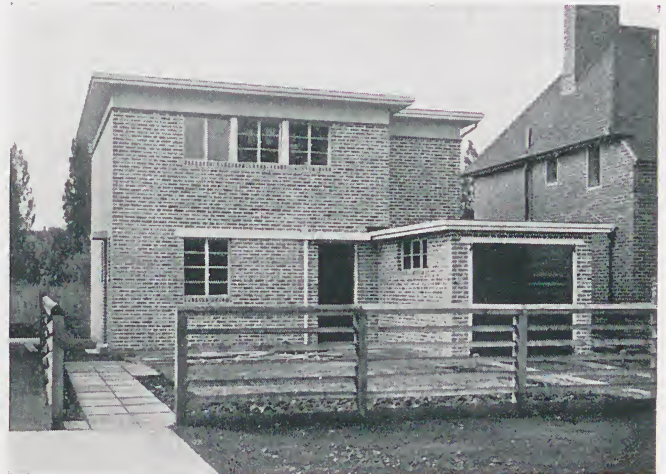
**SITE**—Estate road on north side of site.

**CONSTRUCTION**—External walls 11 in. cavity. Roof: asphalt composition, boarding, joists, insulating blanket, battens and fibre board plaster skim. Internal walls  $4\frac{1}{2}$  in. brick to  $2\frac{1}{2}$  in. breeze. Joisted upper floor. Yellow stock bricks with coloured cement lintels and hoods. Metal casements built direct to brickwork.

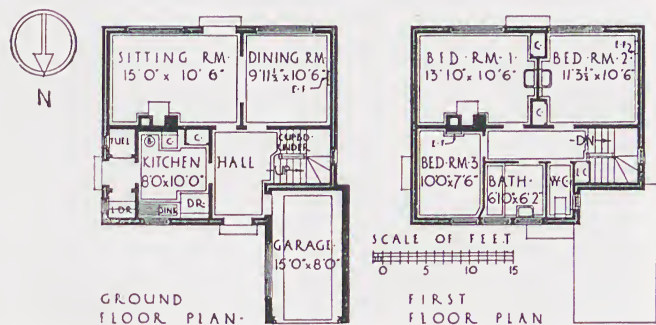
**FINISHES**—Walls and ceilings plastered and distempered. All joinery Columbian pine stained and polished. Ground floor: Columbian pine blocks; first floor: deal boarding. Bathroom: tiled dado and enclosed bath. Kitchen: tiled floor, built-in dresser.

**SERVICES**—Electric cooker. Good-sized larder. Heating system from back boiler in sitting-room supplying radiators in bedrooms and hall. Coal fire in one bedroom; electric fire in two bedrooms. Coke independent boiler for hot water. Fitted basins in two bedrooms.

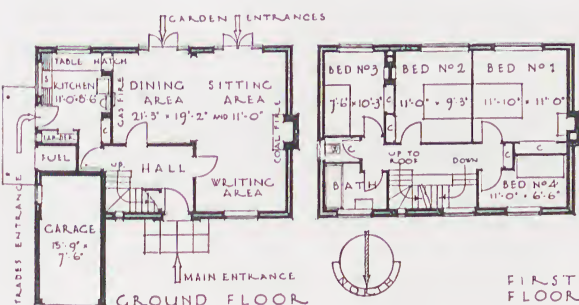
**COST**—£650, including drainage and services. Fencing, £30 extra.  $11\frac{3}{4}$ d. per cu. ft. (Measurements from top of concrete to 2 ft. above flat roof.) Winning house in Class C of the Gidea Park competition (see note on page 86).



*By J. Moore Simpson.*



*By L. W. Thornton White.*



*House by L. W. Thornton White.*

**SITE AND PLAN**—Narrow estate plot 40 ft. frontage. Access by main internal stairs to flat roof, which is protected by 6 ft. wall on N., N.E. and N.W., giving sheltered and not overlooked sunbathing space.

**CONSTRUCTION**—11 in. hollow brick walls. Colliers "Primrose" facings. Roofs: Tarmac paving on 3-ply bitumen on thatch-board on wood joists. Brick internal walls. Breeze partitions. Wood floors generally. Tiles in kitchen, etc. Steel windows, some in wood frames. Copper sills. Wrought-iron guard to staircase window. Three incised stone plaques on garden front by H. Wilson Parker, A.R.C.A., R.S.

**FINISHES**—Walls generally finished in hard plaster, painted in circulatory parts and papered with metallic-finish papers in living-rooms. Oregon pine floors, stairs, etc. Solid flush doors in Canadian birch, waxed. Built-in cupboards and wardrobes.

**SERVICES**—Fitted larder and cupboards in kitchen, with built-in working tables, sink, drainer, etc., leading to two-way service hatch to dining area. Heating by solid fuel and gas fires. Hot water by multi-point "Ascot" gas water heaters.

**COST**—£800, including all decoration, special equipment, outside paths and terraces. 1s. per cu. ft. on above basis. Winning house in Class D of the Gidea Park competition (see note on page 86).



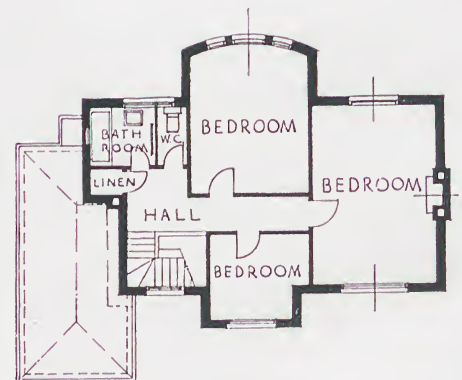


*The entrance front.*

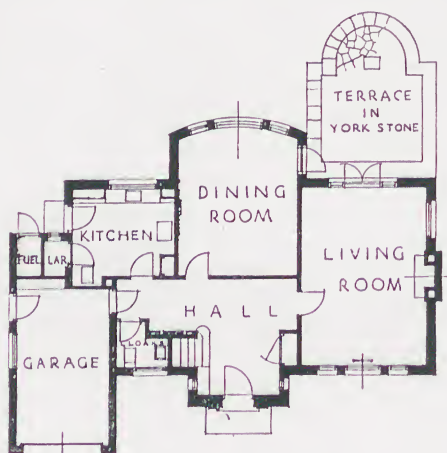
**PLAN**—Specific requirement made by client was that house should be planned with living-room running from front to back of house. House was built with view to selling should owner decide to live abroad.

**CONSTRUCTION**—Walls: cavity brickwork. Roofs: hand-made sand-faced tiles. Wood floors. Breeze partitions. Windows: metal in wood frames.

**FINISHES**—Warm red brick finish with artificial stone surround to front door. Front door in oak. Polished oak floors to hall and living-



FIRST FLOOR



GROUND FLOOR



room. Polished Gurjun floor to dining-room. Polished Columbian pine floors to bedrooms. Kitchen in cork tiles. Bathroom, w.c. and cloakroom in rubber. All main doors in flush Australian walnut. Staircase in Columbian pine with ebonised stepped balustrade in hardwood.

**SERVICES**—Central heating to hall, living-room and dining-room. Hot water to all sanitary fittings; towel rail from "Neo-Classic" boiler.

**COST**—£1,250. 1s. 3d. per cu. ft.



*The south-east front.*

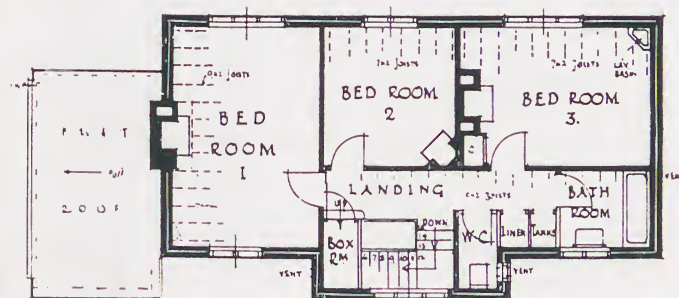
**SITE AND PLAN**—On S.E. bank of river Avon. Building restrictions on S.W. boundary. Planned to accommodate single lady, one maid and occasional guest.

**CONSTRUCTION**—11 in. cavity external walling; facings "Espleys" (Stratford-on-Avon 2½ in. sand-faced bricks with wide flush joints). Roof: Hinton, Percy and Daverhills Dreadnought hand-made tiles. Windows: standard steel in wood frames. Oak front door. Soffits to eaves cement rendered, finished coarse and coloured cream for reflection of light.

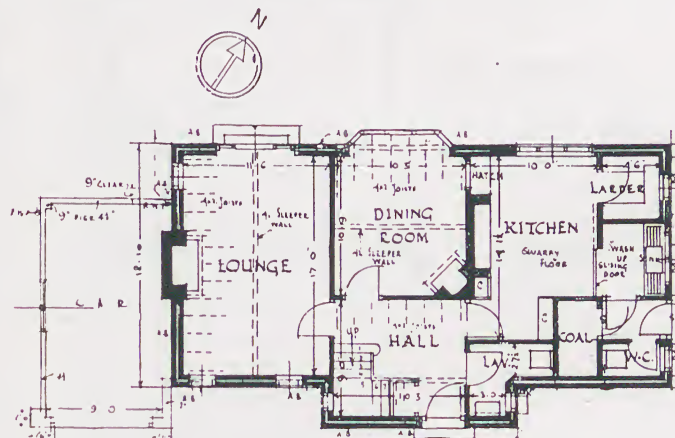
**FINISHES**—Internal walls: plastered and finished with wood hard float. Rooms decorated in light stone-coloured water paint. Floors: generally wood (red deal); hall is oak-battened. Kitchen pavings, etc., 9 in. by 9 in. quarries laid square. Staircase and landing balustrades: "Bricaniron" finished 2 in. to match plaster walls; moulded oak handrail. "Venesta" flush doors. Fireplaces: brick and briquette, built-in to architect's designs.

**SERVICES**—Larder adjoining kitchen and opposite hatch to dining-room. Wash-up shut off from kitchen by sliding door. Hot water by "Ideal Domestic" boiler. Gas cooker. Special electric fittings.

**COST**—£1,083. 1s. (actually 11½d.) per cu. ft.



FIRST FLOOR



GROUND FLOOR

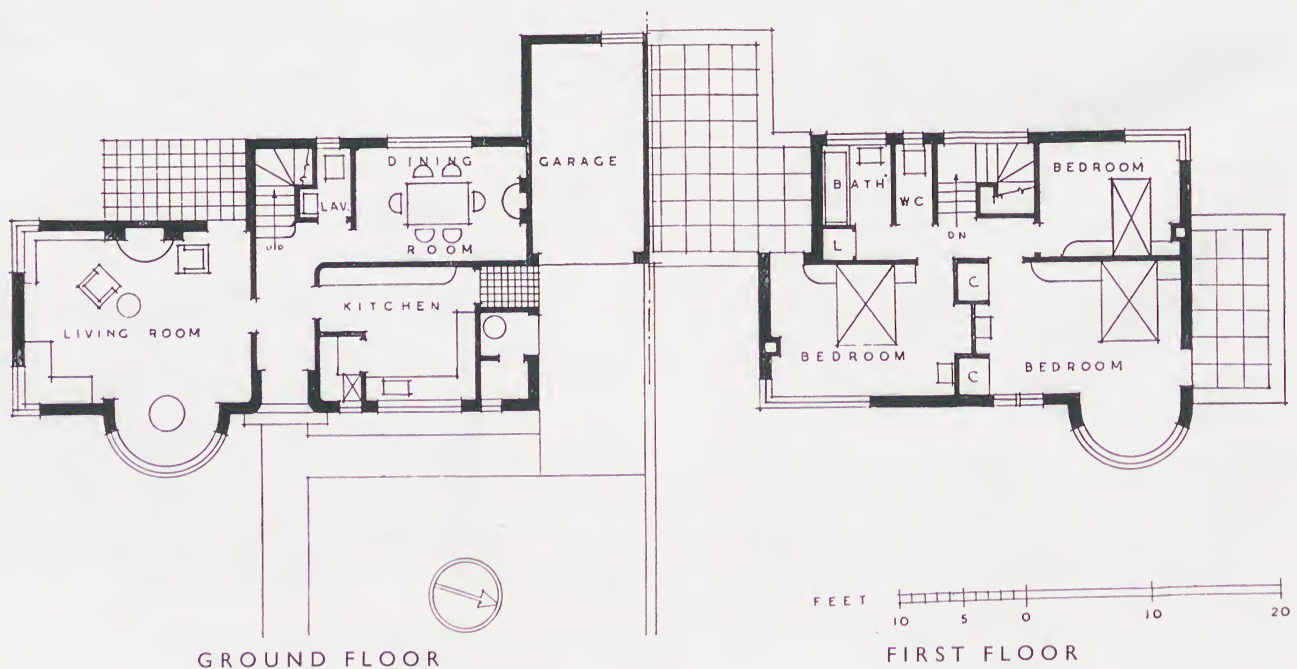




*A pair of houses on the Warren House Estate, Stanmore.*

**SITE**—The pair of houses above and the detached house on facing page were built on Warren House Estate, Stanmore, a private estate owned by Sir John Fitzgerald. Cost of land was high: £7 10s. per ft.; economic construction was therefore essential. Primary considerations were economic planning of drainage and heating, and saving of waste space. Cost per house was not to be less than £1,000.

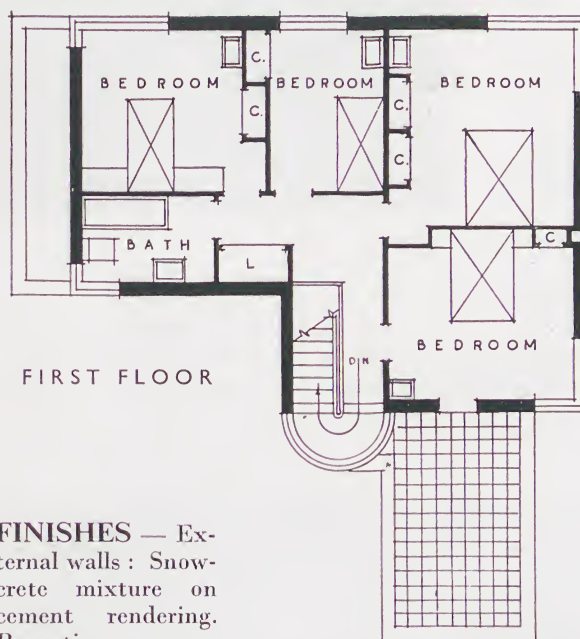
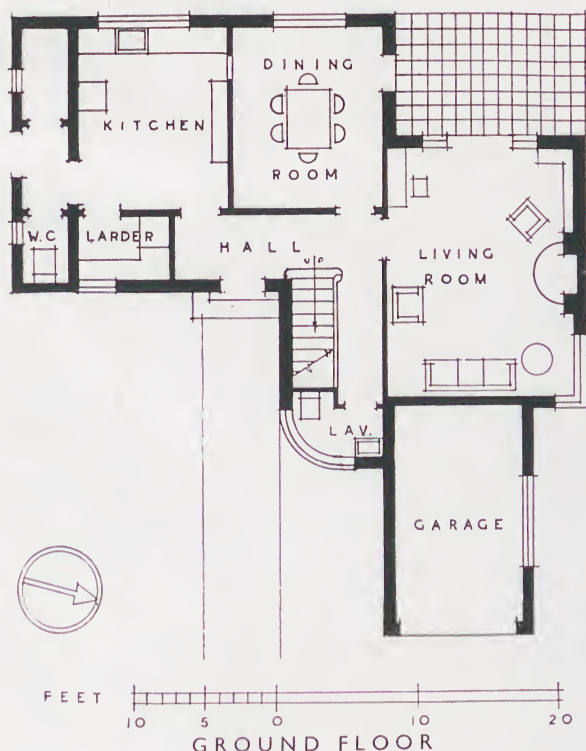
**PLAN**—Clients required: good construction and workmanship at cost little above that of house having same accommodation erected by a speculative builder; each house to have large sitting-room, dining-room, large kitchen, cloak-room, four bedrooms and garage. To decide on number of rooms required for this type of house an analysis of houses in vicinity was prepared and comparisons made.





*A view from the east of the detached house.*

**CONSTRUCTION**—11 in. cavity walls; foundation work in concrete bricks. L.B. and Forders flettons above ground floor. Ibstock facing bricks. Internal partitions: 3 in. breeze,  $4\frac{1}{2}$  in. bricks, 4 in. by 2 in. stud. Main roofs in timber. Garage roofs and balconies of detached house in reinforced concrete. Flat roofs at first floor level covered with three layers of Bituminous felt finished with 9 in. by 9 in. asbestos tiles. Metal windows (Crittals).

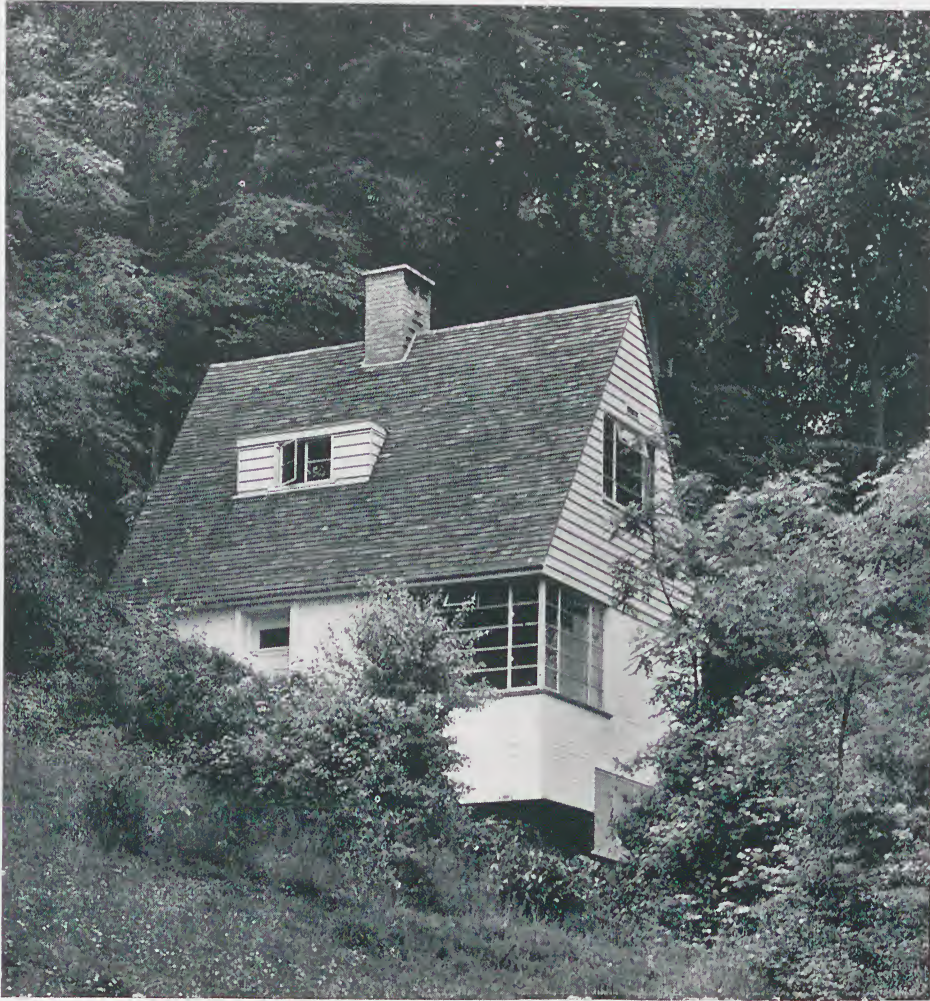


**FINISHES** — External walls: Snowcrete mixture on cement rendering. Reception rooms, halls and staircases plastered and finished with wood float in lime and hair plaster; elsewhere smooth face plaster finish. Floors: oak strip on ground floor,  $\frac{3}{4}$  in. deal T. and G. elsewhere. Kitchens fitted out by Lee and Co. with built-in fittings. Bathroom walls of detached house lined with Hartley's silvered rolled glass, and of semi-detached pair finished in Vitrolite.

**SERVICES** — Hot water and heating from same boiler (gas), Potterton type. Gas fires everywhere except in living-rooms (coal).

**COST**—Semi-detached house, £1,550. 1s. 3½d. per cu. ft. Detached house, £1,700. 1s. 3½d. per cu. ft.





**SITE**—This week-end cottage stands on a sloping site, and it was built under difficult circumstances as all the building materials had to be brought by hand from the nearest road, since no wheeled vehicle was allowed to cross the common towards which the cottage faces. Owing to the steeply sloping land, a great amount of labour had to be put into the laying of the foundations as well.

**PLAN**—The accommodation consists of a fair

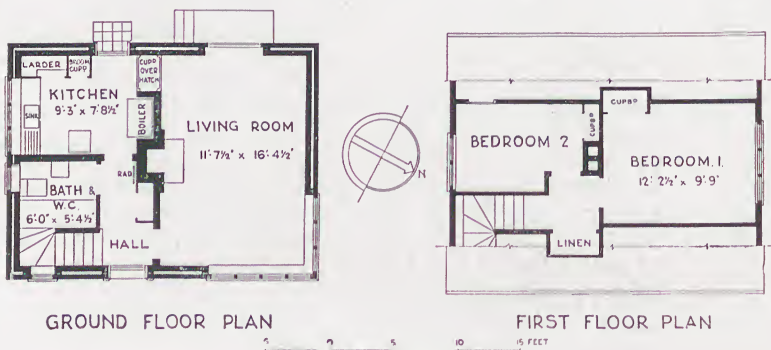
sized living-room nearly  $16\frac{1}{2}$  ft. by 12 ft., a well-fitted kitchen, with cupboards and larder, and a downstairs bathroom and w.c. There is a hatch between living-room and kitchen. On the first floor are two bedrooms and good cupboard accommodation.

**CONSTRUCTION**—11 in. brick cavity walls. Roof covered with machine-made plain tiles. Steel-framed windows.

**FINISHES**—Externally, walls distempered a cream colour. Internally, walls and ceilings plastered and distempered. Flush internal and cupboard doors in gaboony mahogany. Floors laid in deal, in narrow strips, and stained.

**SERVICES**—Coal fire in living-room. Also electric radiators in every room. Hot water and radiator in hall supplied by combined cooker and boiler. There is an electric cooking stove.

**COST**—Approximately £500.





# CORNWALL

MARSHALL SISSON

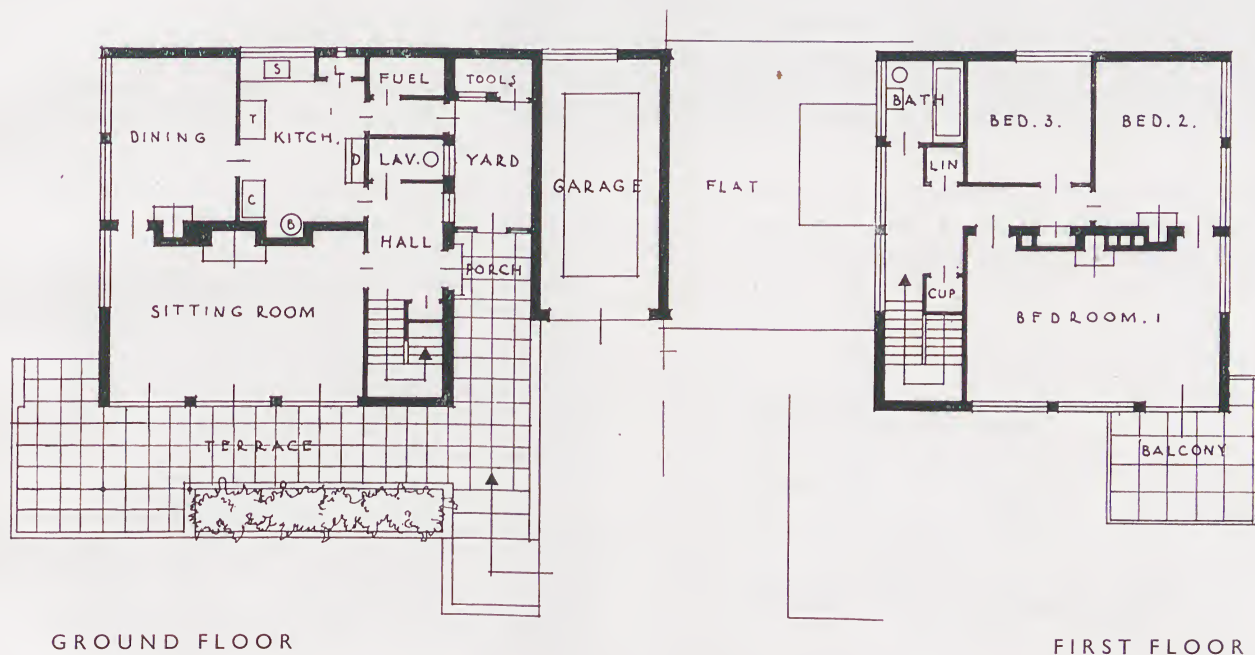
**SITE**—Above cliffs on Cornish coast with wide sea views from north-east to south-west.

**CONSTRUCTION**—External walls : 4 in. pre-cast concrete block, externally cement rendered ; 4 in. breeze block internal wall, 3 in. cavity. Timber roof, boarded and covered with bituminous sheeting. Internal walls : concrete block and slabs. Wood joist floors. Wood casement windows.

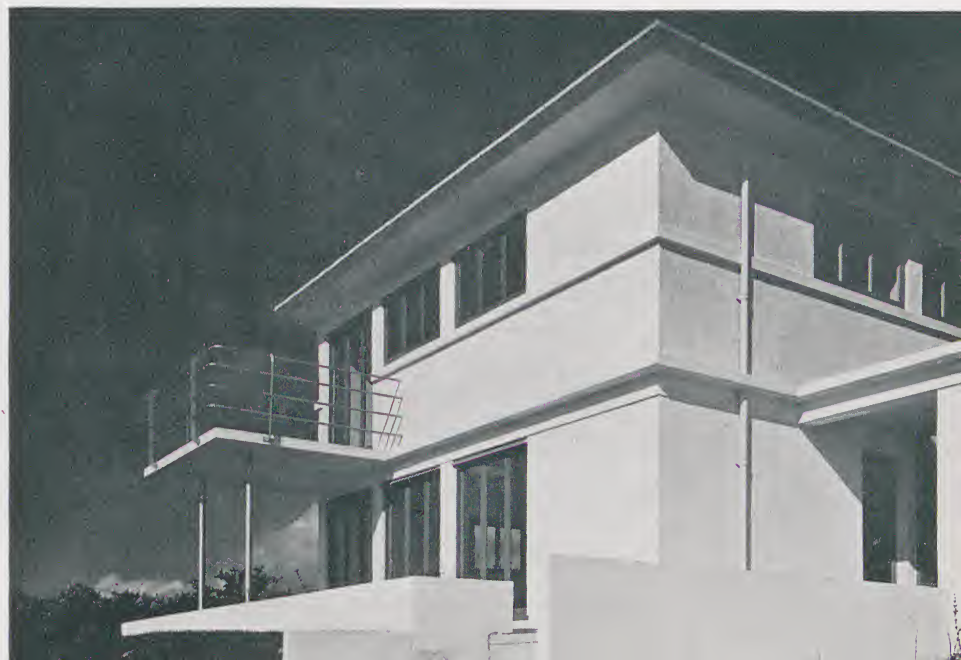
**FINISHES**—External walls rendered and finished white. Internal walls and ceilings plastered and distempered. Oak floors in living-rooms, deal floors elsewhere.

**SERVICES**—Hot water from boiler in kitchen.

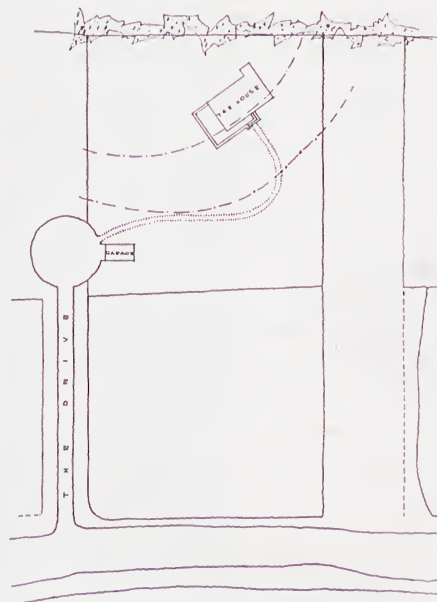
**COST**—£1,000 for each house. 1s. 1d. per cu. ft.



*At top : a general view from the south-east of the pair of semi-detached houses at Carlyon Bay, Cornwall ; right : a detail view of the left-hand house.*

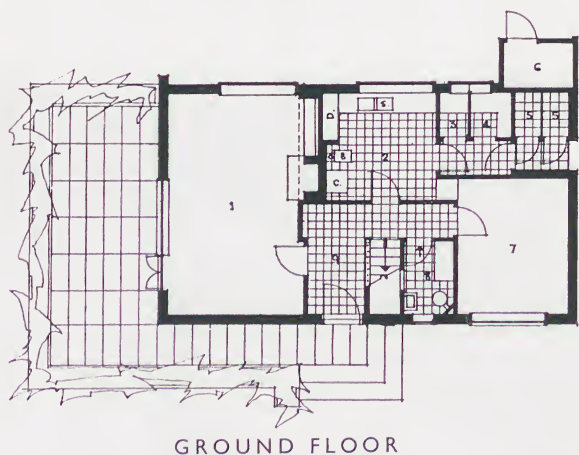
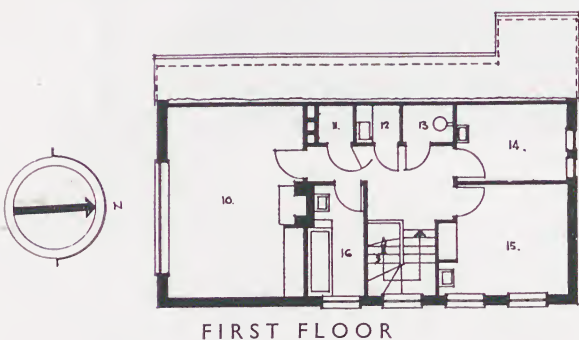






Above : site plan ; left : the south elevation ; below : view from south-east.

**SITE AND PLAN**—House had to be on highest point of site furthest from approach. Placed diagonally for living-room to have south aspect and view. Separate dining- and living-



Key to rooms : 1. Living-room (20 ft. × 12 ft.). 2. Kitchen (9 ft. × 9 ft.). 3. Store. 4. Larder. 5. Fuel. 6. Tools. 7. Dining-room (12 ft. × 10 ft.). 8. Cloaks. 9. Hall. 10. Owner's Bedroom (20 ft. × 12 ft.). 11. Linen. 12. H.M.C. 13. W.C. 14. Bedroom (10 ft. × 7 ft.). 15. Bedroom (12 ft. × 10 ft.). 16. Bathroom.

rooms. Client required pitched roof, brick facings and English cottage-type character.

**CONSTRUCTION**—11 in. brick cavity external walls faced with Burnham yellow stocks. 4½ in. brick and 3 in. molar block partitions. Timber joist floors, sleeper walls to ground floor, timber roof with feather-edged boarding and rust-red Maidenhead tiles. Standard steel windows.

**FINISHES**—Walls and ceilings generally plastered and distempered. Deal floors. Flush birch doors. 6 in. by 3 in. and 6 in. by 6 in. white Carter's tiles in bathroom and kitchen.

**SERVICES**—Service hatch. Open fires and radiators. Independent boiler and calorifier. Electric points in all rooms.

**COST**—£990. 1s. 1½d. per cu. ft. Septic tank extra £50.







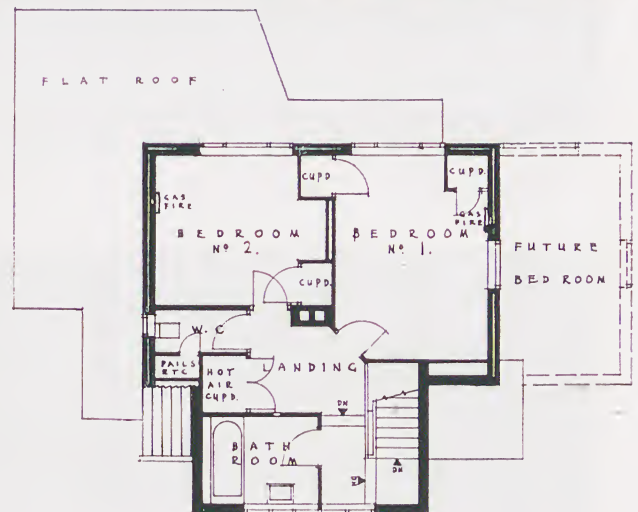
*Right: the south and garden front; below: the entrance (north) front. The panel on the north front was carved by Oliver O'Connor Barrett.*

**PLAN**—House for man and wife, to be managed without servant. Future accommodation possible for one, two, or even three extra persons.

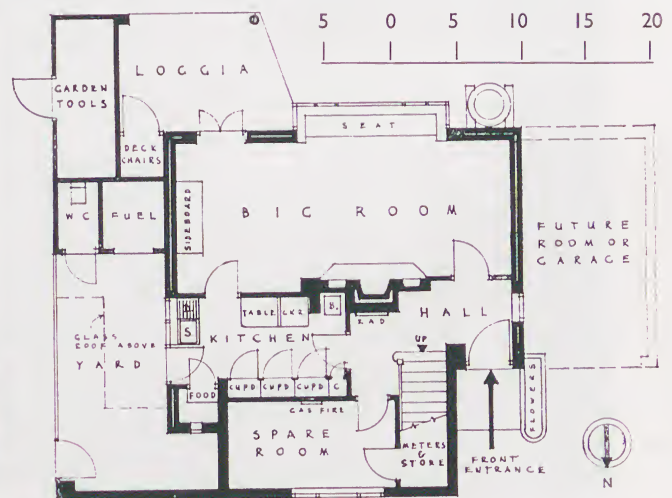
**CONSTRUCTION**—External walls: brick, 11 in. cavity on prevailing wet sides of house and 9 in. solid on other sides. Facing bricks are golden brown colour, with cream joints. Steel casement windows. Inside:  $4\frac{1}{2}$  in. brick walls and 3 in. stud partitions. Pitched roofs covered with black glazed interlocking pantiles, flat roofs with  $3\frac{1}{2}$  in. reinforced concrete, water-proofed. For sound-proofing, double partitions are provided between bedrooms and independent systems of floor joists on first floor.

**FINISHES**—External walls are plastered, wood float finished and tinted pale green. Floors: big room finished with narrow-width oak boards; hall and kitchen in 9 in. by 9 in. quarry tiles, and remaining rooms in stained red deal boards.

**COST**—Under £800.



FIRST FLOOR PLAN

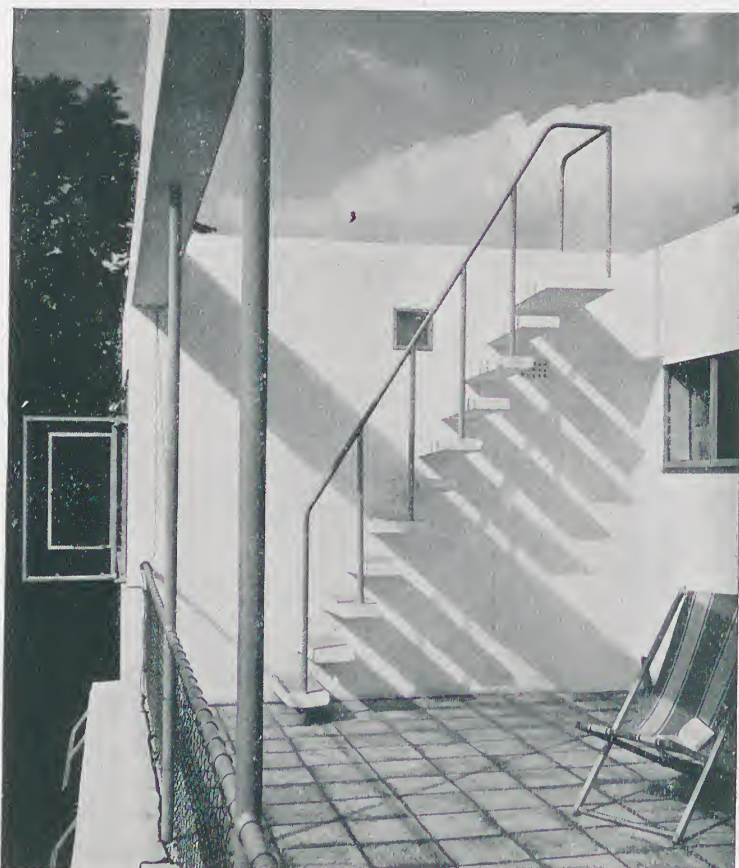


GROUND FLOOR PLAN



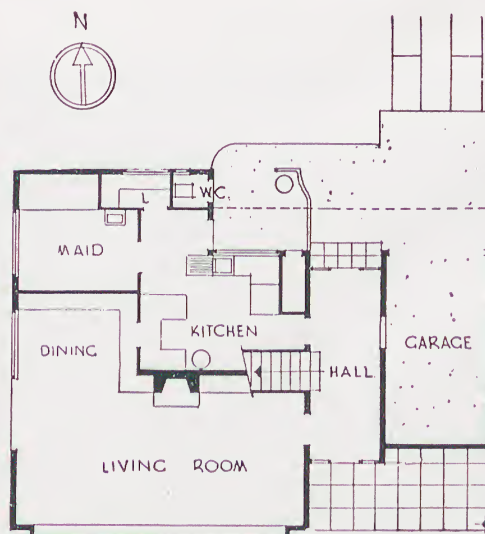


*Above : the garden front ; below : the first floor terrace.*



**SITE**—Level site in Iver High Street. Entrance front faces due north. View to south from paved terrace at first floor level.

**CONSTRUCTION**—Reinforced concrete construction ; 5 in. reinforced concrete walls. Insulation : walls, "Celotex" ; partitions, "Heraklith" ; roof, "Celotex." Partitions : concrete or "Heraklith." Roof : concrete slab over "Celotex" covered by 2-ply "Ruberoid." "Ruberoid" tiles on first floor terrace.



GROUND FLOOR





*The living-room and dining recess.*

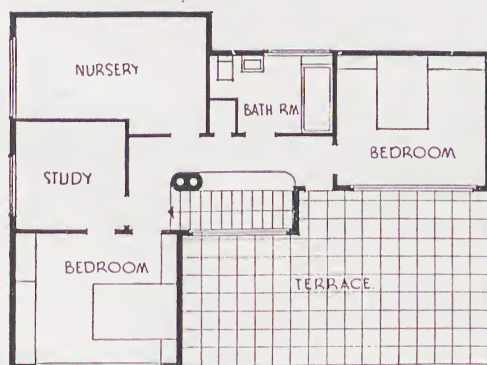


*Above : the living-room fireplace ; below : the hall.*

Floors : ground floor, reinforced concrete covered by Columbian pine or jointless flooring ; first floor, hollow tile screed and cork lino, cork tile in bathroom. Doors : entrance, cross reeded glass in wood frame ; garage, wood roll shutter ; internal, flush alder. Standard metal windows.

**FINISHES**—External : "Screetons" flat paint direct on concrete ; light grey paint on metal and woodwork. Internal : skim coat plaster on "Celotex," distempered ; woodwork, "Dulux" glossy paint ; ceilings, distemper direct on "Celotex."

**COST**—Approx. £1,550. 1s. 3½d. per cu. ft.



FIRST FLOOR







*The south front. The band course is in white cement and grey sand, heavily moulded to disguise hair cracks.*

**SITE**—50 ft. frontage with slight slope from north to south. Gravel foundation at depth of about 4 ft. 6 in.

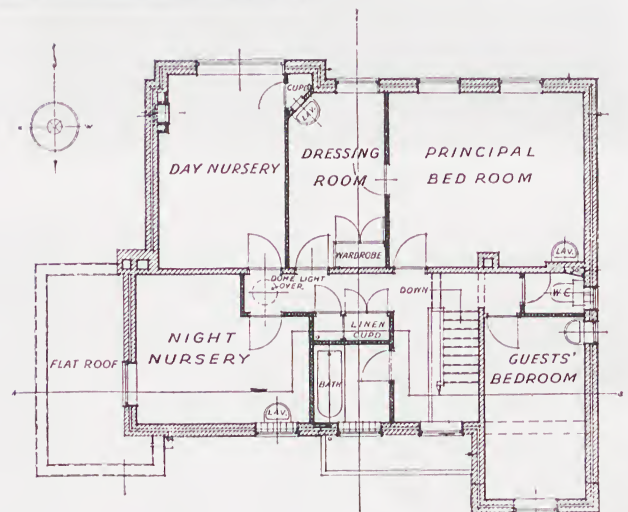
**PLAN**—Evolved from three conditions: (1) conventional English arrangement of reception-rooms; (2) to be run with one maid; (3) narrow frontage. Dining- and living-rooms can be converted into one room. Hatch and dresser fitting between kitchen and dining-room for easy service. French windows enable dining-room to be used as garden-room. Garage within building because of narrow site and first floor accommodation.

**CONSTRUCTION**—Multi-coloured Sussex stocks and 11 in. hollow walls. Copings: artificial stone. Lintels to first floor windows: horizontal tiles in cement. Windows: Crittall's standard metal, except dining-room window. Canopy over front door: reinforced concrete. Roofs: asphalt on expanded metal and felt on boarding.

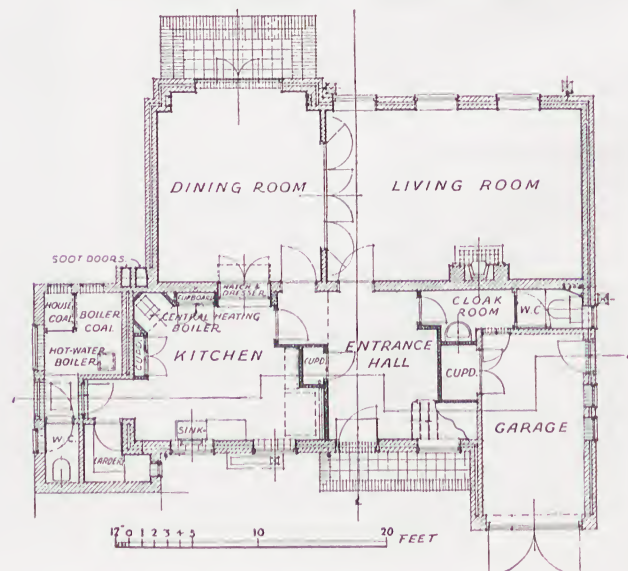
**FINISHES**—Plastered internal walls; all architraves, skirtings, picture rails, etc., being flush. Doors: "Venesta" standard, oak faced. Wood blocks to reception-rooms on solid floors. Deal floors to bedrooms, unstained and waxed. Teak floor to bathroom. Pilkington's saucer dome light in first floor corridor.

**SERVICES**—Hot water radiators. Open coal fireplace in living-room, and gas fire in day nursery. Cooking by "Aga" cooker. Cost of coal, coke, gas and electric light for first year was about £42 (4 grown-ups and 2 children).

**COST**—Including land and architect's fees, approx. £2,500 (house alone, just over £1,800), 1s. 2½d. per cu. ft., excluding land and fore-court. Built in six months.



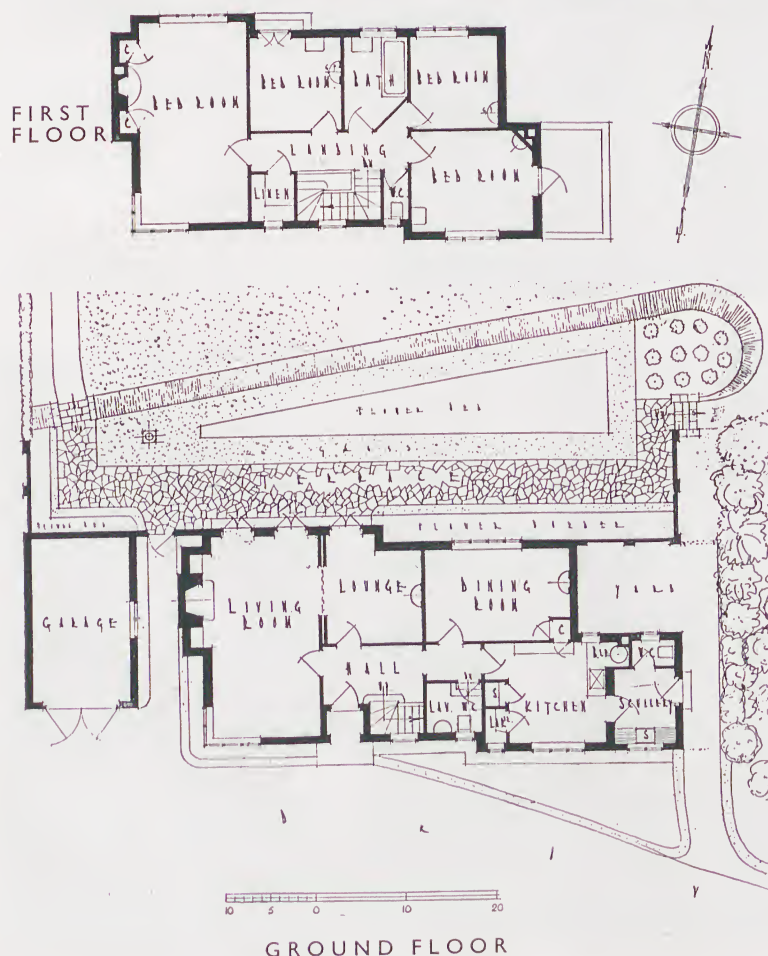
GROUND AND FIRST FLOORS







*The garden front and terrace, facing south, of "White Walls," Beaconsfield, Bucks.*



**SITE AND PLAN**—House situated at junction of two equally important roads. Site roughly triangular in shape with trees. Entrance front on north side, but principal rooms face almost due south for sunshine.

**CONSTRUCTION**—External walls built of 11 in. hollow brick, external face being rendered with finish left from wood float. Internal walls are mainly 4 in. brick. Floors generally are timber. Roof of timber construction, with upper surface boarded, felted and finished in asphalt. Copings to external walls in artificial stone. Standard metal casements are used throughout. Elevations are designed in modern manner.

**FINISHES**—Internal walls finished in rough plaster and distempered. Staircase balustrades are solid with moulded hardwood handrail. Joinery throughout in pine finished with wax stain. Floors to kitchen and offices are tiled, as also is portion of bathroom walls surrounding bath.

**SERVICES**—Particular attention has been paid in planning house to provide quick access from kitchen quarters to dining-room. Independent boiler with calorifier installed so as to provide modified system of central heating.

**COST**—£1,400





*Above (left) is a general view of the main (north) front of "White Walls," the Beaconsfield house. Above (right) is the entrance front of the house at Oxford. The illustration on the right shows the living-room of the Beaconsfield house.*

## House at Oxford.

**SITE AND PLAN**—Position of house on site determined by aspect, and also its location between public road to east and existing drive to west. In planning, client required bedroom suite at ground floor level, comprising bedroom, dressing-room and lavatory.

**CONSTRUCTION**—11 in. hollow brick external walls; external face rendered with finish left from wood float. Internal walls mainly 4 in. brick. Floors generally timber. Roof of timber construction, upper surface boarded, felted and finished in asphalt. Copings to external walls in artificial stone. Standard metal casements throughout. In designing front eleva-

tion, feature was made of staircase window above main entrance, which has been emphasised by a projecting balcony with iron balustrading.

**FINISHES**—Internal walls finished in rough plaster and distempered. Staircase balustrades are solid with moulded hardwood handrail. Joinery throughout in pine finished with a wax stain. Floors to kitchen and offices are tiled; this also applies to portion of bathroom walls surrounding bath.

**SERVICES**—Quick access from kitchen to dining-room specially provided in planning. Independent boiler with calorifier provides modified central heating system.

**COST**—£2,100.



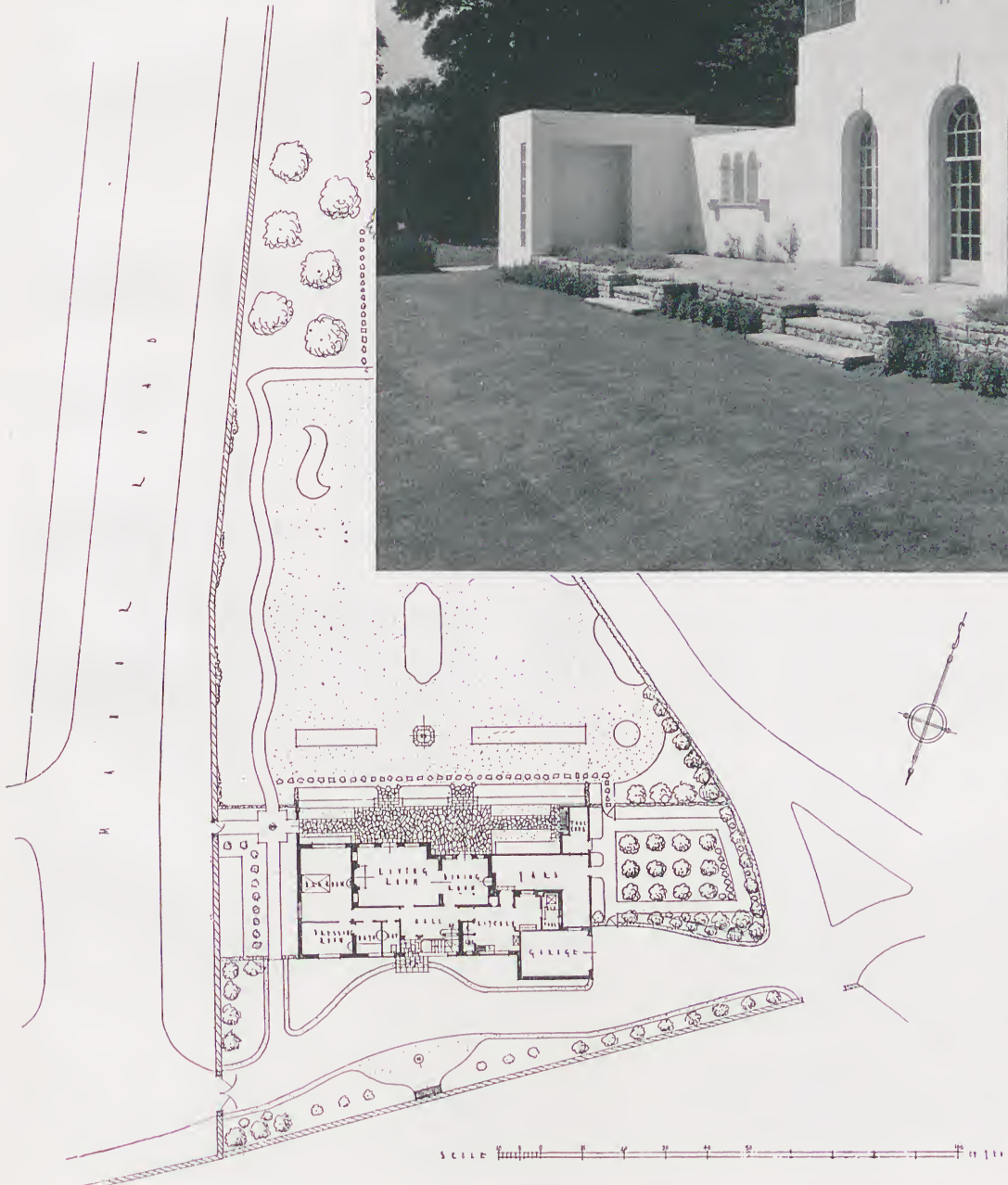


# OXFORD

STANLEY HAMP

(Colclutt and Hamp)

*On right is the garden front of the house at Oxford, showing the large windows of the living-room and dining-room which open on to the terrace.*



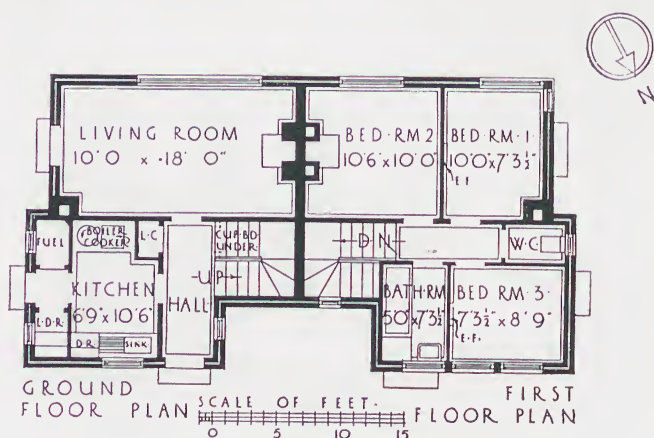
FIRST FLOOR PLAN



# GIDEA PARK



*By J. Moore Simpson.*



## *Houses by J. Moore Simpson*

**SITE AND PLAN**—Fronting road on north of site. Planned with principal rooms facing south and away from road.

**CONSTRUCTION**—Brick cavity external walls. Roof: asphalt composition, boarding, joists, insulating blanket, battens, fibre board plaster skim. Internal walls: 4½ in. brick, 2½ in. breeze. Joisted upper floor. Yellow stock facing bricks; cream Cullamix lintels and hoods. Metal casements.

**FINISHES**—Walls and ceilings plastered and distempered. Joinery: Columbian pine, stained and polished. Ground floor: Columbian pine blocks; first floor: deal boarding. Tiled dado in bathroom. Tiled kitchen floor, and built-in dresser in kitchen.

**SERVICES**—Electric cooker. Coke boiler. Coal and electric fires.

**COST**—£800 the pair, including drainage and services. 10½d. per cu. ft. Winning pair of houses in Class A of the Gidea Park competition (see note on page 86).

## *Houses by Scott, Chesterton and Shepherd.*

**SITE AND PLAN**—North and south aspect of site. Approach from north. Planned to allow future garages. Semi-detached with living-room, kitchen, etc., 3 bedrooms and bathroom to each unit.

**CONSTRUCTION**—11 in. cavity brick external walls. Timber roofs covered with asphalt composition. Pioneer block partition walls. Pioneer plaster throughout. Sand lime brick facings. Primrose stock brick plinths. Wood casement windows.

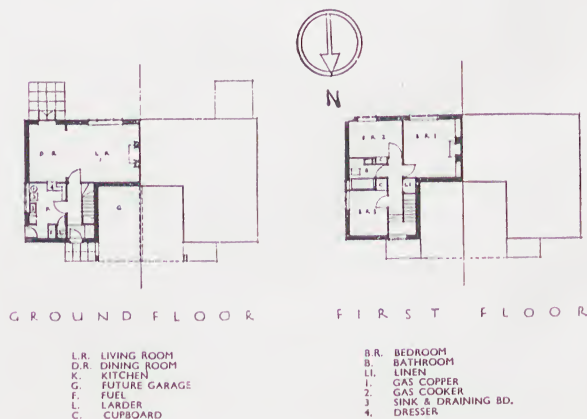
**FINISHES**—Walls to rooms and staircases papered. Bathrooms, kitchens and lavatories painted and distempered. Floors: generally boarded; tiled in kitchen, lavatories and entrance lobby; "Matai" flooring to living-rooms. Doors: natural wood covered with 2 coats cellulose lacquer. Kitchen joinery stained. Gas fire surrounds and hearths in Hopton wood stone.

**SERVICES**—Electric cookers. Gas hot-water boiler (Ascot) and gas copper.

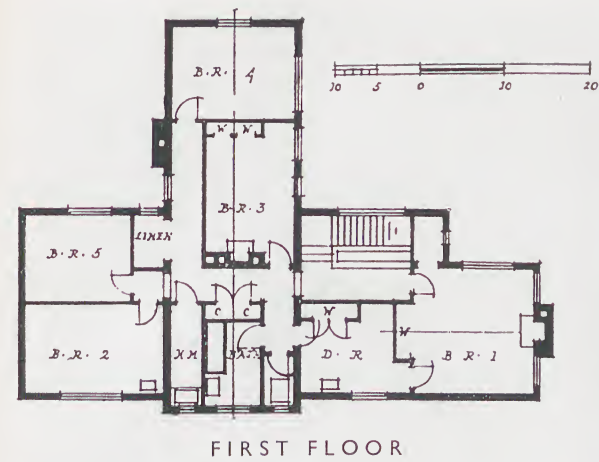
**COST**—£1,000 per pair (not including garages). 11d. per cu. ft. Winning pair of houses in Class B of the Gidea Park competition (see note on page 86).



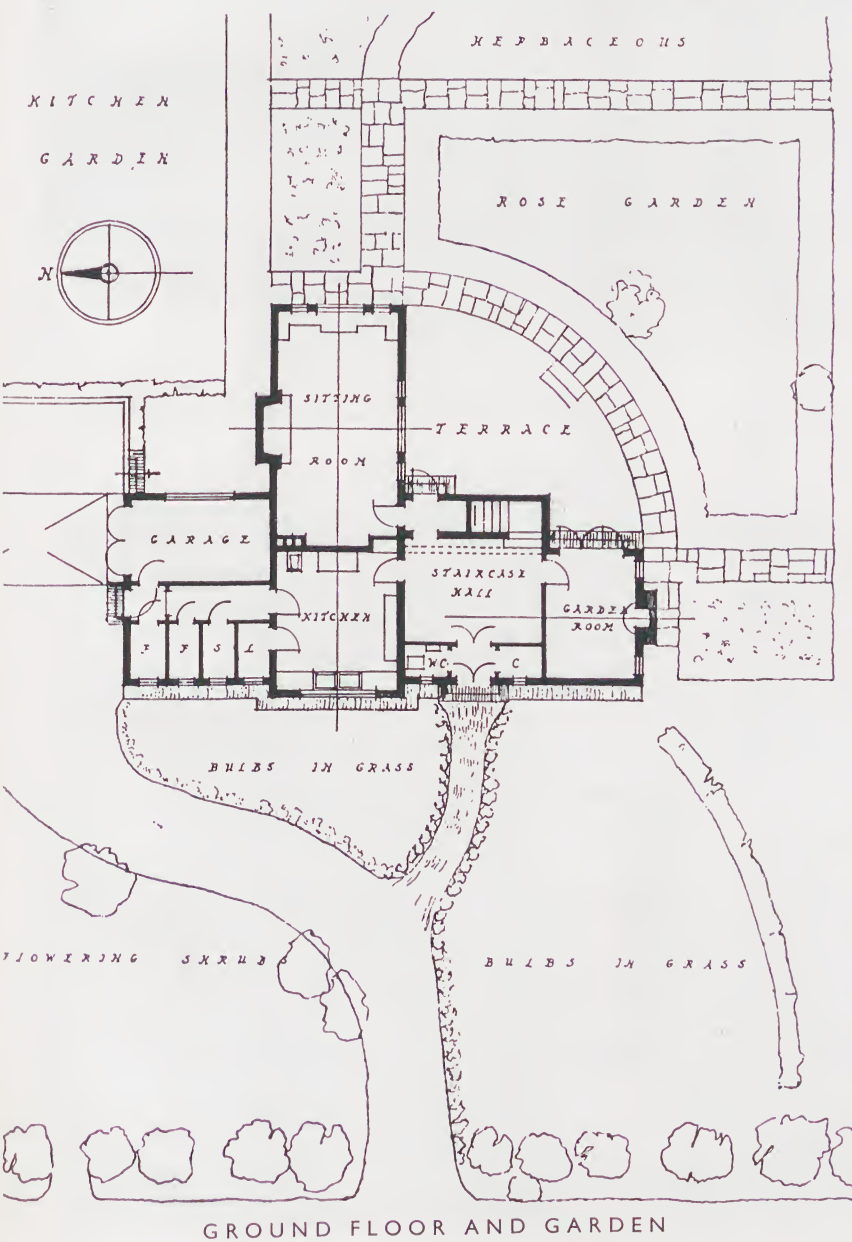
*By Scott, Chesterton and Shepherd.*







View from the south-east.



**SITE**—House was built near lane passing through centre of some fine Buckinghamshire woods thickly overgrown with fern and heather.

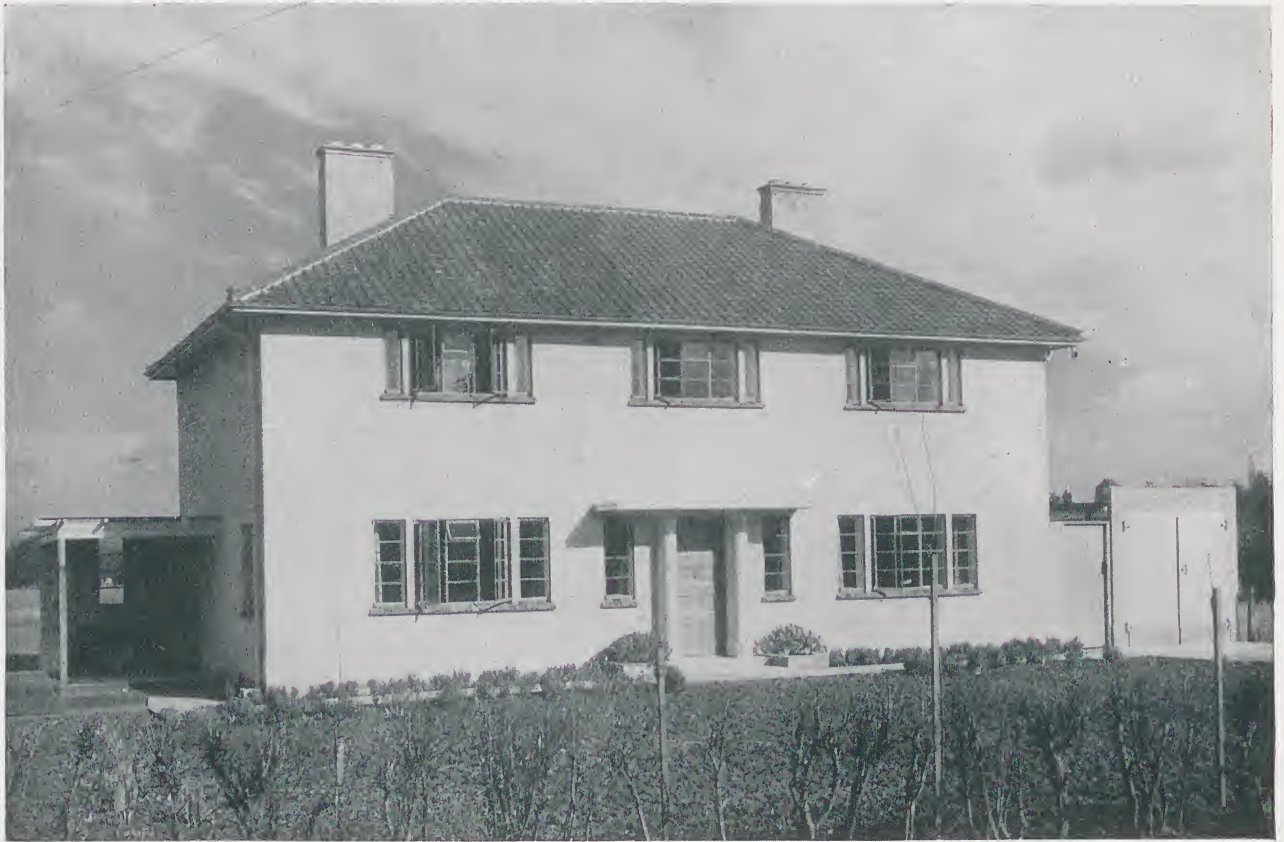
**PLAN**—Plan was largely determined with object of preserving certain forest trees, and in particular a large silver birch which was retained in angle formed by south and west wings. Accommodation consists of large sitting-room, large staircase hall, kitchen, garden-room and garage. On first floor are five bedrooms (with dressing-room leading from bedroom No. 1) and bathroom.

**CONSTRUCTION**—Exterior is built on grey sand-faced brick plinth, with flagged terrace in Somerset stone taking up fall of ground on south-east side. Main walling is in solid Fletton brickwork with keyed joints, walls being proofed and permanently coloured by spraying with special paint. Long lines of roof are covered with hand-made Berkshire plain tiling with laced valleys and purpose-made ridge tile. Steel casements and leaded glass are set in painted wood frames with natural oak sills. External paintwork is tone darker than the cream wall colour.

**GARDEN**—Garden design is shown in part on ground floor plan. All major trees are being preserved under perpetual covenant with vendor of site. Bank of rhododendrons, growing in rich peat soil, form background to the perennial border, and leads into a natural circle of trees which is to be planted with woodland wild flowers. Remainder of garden to east of plan will be preserved in its natural state.

**COST**—Contract signed at £2,280. Fittings (other than tenant's fixtures) amounted to £52 and additional work was £132. Total cost: £2,464.





*The entrance front.*

**PLAN**—Principal requirement was that all main rooms should face south; entrance front also faces due south. Lounge, as built, has double doors. Kitchen is planned to be run by one servant.

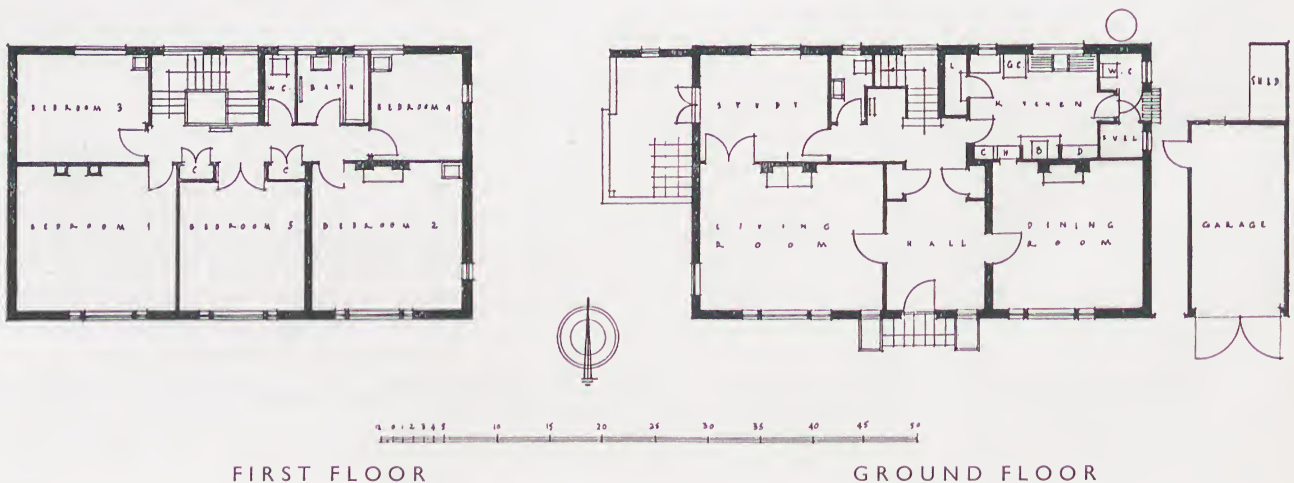
**CONSTRUCTION**—11 in. cavity external walls faced with local cream-coloured bricks. Roof covered with dun-coloured interlocking tiles. Floors of ordinary timber construction with narrow-width oak boards to hall, lounge and

dining-room. Windows are standard metal throughout. Surround to front door of artificial stone.

**FINISHES**—Flush doors throughout. Plaster walls left undecorated and woodwork painted. Fireplaces are built in to architects' designs.

**SERVICES**—Heating by coal and gas fires, with radiators in hall and upper landing.

**COST**—£1,252 (contract price).







*Above: the living-room; below: (left) the hall and staircase; (right) looking through to the living-room from the hall.*

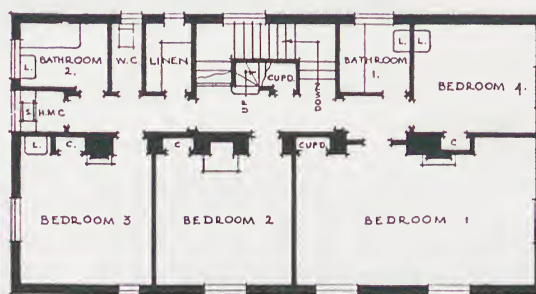
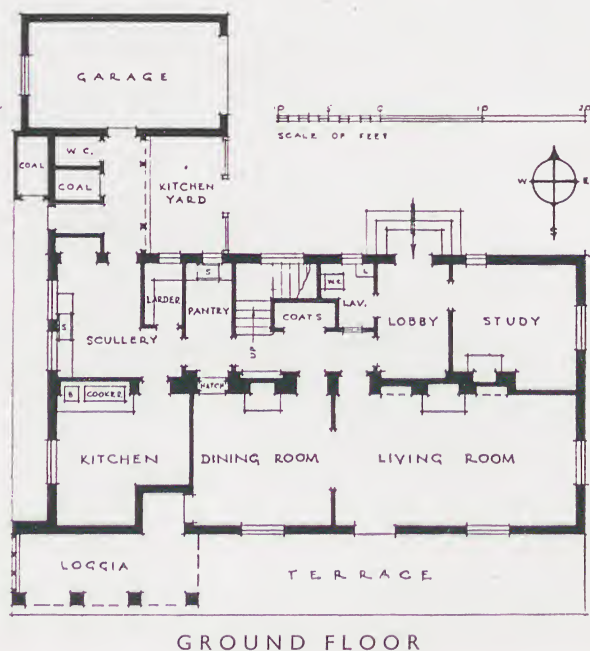






*A general view from the south-east.*

**SITE AND PLAN**—Well protected by trees. House placed midway between tennis court on east and stream on west. Conventional arrangement of reception rooms. Study to be used sometimes as consulting-room. Storage space and two bedrooms in roof. Attention to labour-saving.



**CONSTRUCTION**—11 in. hollow brick walls, timber floors and roofs, teak window lintels (with relieving arches) and sills. Flats covered copper. Most partitions 4½ in. brick. Grey hand-made roof tiles and dun-coloured facing bricks from Stamford with Ketton stone trimmings. Grey bricks for base course. Special windows designed by client.

**FINISHES**—Plastered internal walls. Floors : oak in reception rooms and kitchen, teak in bathrooms, tiled in scullery, etc. Doors : flush oak and 3-panel painted.

**SERVICES**—Hot water by "Sentry" boiler ; radiators in hall and first floor corridor. Gas cooker and refrigerator. Hatch fitment between dining-room and pantry.

**COST**—Approx. £2,500 (excluding forecourt, fences and gates). 1s. 2d. per cu. ft.















# A SELECTION OF BOOKS

*published by the Architectural Press*

## THE MODERN HOUSE IN ENGLAND *By F. R. S. Yorke, F.R.I.B.A.*

This book describes and illustrates recent domestic work carried out by architects in this country. It opens with an introduction by the author, followed by illustrations of houses divided into three constructional groups—brick, frame, and concrete. Every house is illustrated by exterior views and plans, and in many cases by interior photographs and detail diagrams as well. Full details of the cost per cubic foot, the construction, the finishes and equipment are given for each house included. The book contains 144 pages and over 350 photographs, plans and drawings. Size  $11\frac{1}{2}$  ins.  $\times$   $8\frac{1}{2}$  ins. Third impression. 21s., postage 7d.

## THE ARCHITECTURE OF ENGLAND *By Frederick Gibberd, F.R.I.B.A.*

Architecture from Norman Times to the Present Day with over 150 explanatory drawings and pictures, and about 80 half-tone illustrations of well-known buildings. Size  $11\frac{1}{2}$  ins.  $\times$  9 ins. Seventh impression. 6s., postage 7d.

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A plan for rebuilding. This book contains the official report and planning proposals prepared by Mr. Sharp for the Exeter City Council. Second Impression. 156 pages with over 140 illustrations many of which are in colour, and include 8 large folding plates. Size  $9\frac{1}{4}$  ins.  $\times$   $7\frac{1}{8}$  ins. 10s., postage 7d.

## CATHEDRAL CITY, A PLAN FOR DURHAM *By Thomas Sharp, P.T.P.I.*

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